

001067



Land Development
Review Division
(619) 446-5460

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ADDENDUM to an ENVIRONMENTAL IMPACT REPORT

Project No. 25663

Addendum to EIR Nos. 91-0899, 95-0381,
96-7573, 96-7929,
96-7996

SCH No. 97111053

SUBJECT: CARMEL VALLEY COMMUNITY PARK SOUTH; CITY COUNCIL approval to construct a neighborhood community park adjacent to a proposed elementary school site. The park would provide for two outdoor basketball courts; two softball fields with athletic field lighting, and a multi-purpose field, passive picnic areas with shelters, playground area for children, walkways, observation deck and landscaping. In addition an approximately ~~16,520~~ 16,300-square-foot recreation building and a 250-square-foot comfort station/storage building would also be included. The project site is located within Neighborhood 8A of the Carmel Valley community planning area. Applicant: City of San Diego, Park & Recreation Department, Park Planning & Development Division.

UPDATE:

Minor revisions have been made to this environmental Document subsequent to the distribution of the draft document for public review and comment. The changes do not affect the environmental analysis or conclusion of this document. Revisions are shown in a striketthrough and/or underline format.

I. PROJECT DESCRIPTION:

The proposed project is subject to City Council approval and proposes to improve a 15-acre site and construct a neighborhood community park adjacent to a proposed elementary school site. The park would provide for two outdoor basketball courts, two softball fields with athletic field lighting, and a multi-purpose field, passive picnic areas with shelters, playground area for children, walkways, observation deck and landscaping. In addition an approximately ~~16,520~~ 16,300-square-foot recreation building and a 250-square-foot comfort station/storage building would be included. The site was previously graded.

II. ENVIRONMENTAL SETTING:

See EIR for additional information. The project site is adjacent to dedicated open space that is part of the City of San Diego Multi-Habitat Planning Area (MHPA) of the Multiple Species Conservation Program (MSCP) which lies along the park's northern and western boundaries. The open space along the ~~eastern~~ western boundary is approximately 60 feet higher than the park's developable area; whereas the northern boundary is approximately 20 feet above the park's developable area. An approximately 0.7-acre area at the northern tip of the park is lower. The proposed elementary school would be developed to the east of the park and single-family residential neighborhoods are to the south.

III. PROJECT BACKGROUND:

On August 4, 1998, the Carmel Valley Neighborhood 8A Environmental Impact Report (EIR No. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996) was certified and permits granted for existing entitlements. The EIR analyzed several land use configurations. However, the EIR did not include an in-depth description of the specific park development, as the park design and facilities were not specified at that time. Although the project site is within the Carmel Valley Neighborhood 8A, the site was previously graded in conjunction with Carmel Oaks Unit 1 within Carmel Valley Neighborhood 10.

Due to the adjacency of the proposed park to the MHPA, project development is subject to the Applicable Land Use Adjacency Guideline mitigation measures that have been outlined within the Carmel Valley Neighborhood 8A EIR (No. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996). The project footprint would not be allowed to encroach into the MHPA, and project issues pertaining to drainage and toxics, lighting, noise, barriers, and invasives must not adversely affect the MHPA. More specifically, all proposed park improvements are required to lie within the footprint of the approved grading plan. Any proposed lighting would be directed away from the MHPA, and shielded if necessary. The project site is situated at a lower elevation than the dedicated open space and therefore drainage would not flow into the MHPA. No invasive non-native plants would be planted in or adjacent to the MHPA, the project would landscape those areas where they interface with natural open space with native plants.

The trail network currently being planned as part of the Carmel Mountain Management Plan uses existing trails along the perimeter of the site. No impacts are anticipated as part of the trail plan implementation. Trail development will be subject to separate environmental review as part of the Carmel Mountain Management Plan.

The current proposal provides for various outdoor amenities including a 46,520-16,300-square-foot recreation building. Utilizing current standards, the park site is anticipated to generate 1,410 average daily trips with 56 occurring during the AM and 113 occurring during the PM peak hour. The current baseline data identifies that there are 8 additional PM peak hour trips from the previously approved EIR. However, the AM peak hour trips have decreased by 46 trips. The level of service for the various road systems would not change with project implementation. The park and school sites would be accessed via different roadways. In addition, the park project proposes 161 parking spaces onsite.

The school site is not a part of the scope of the current project. Currently there is no proposed design for the school site. Therefore, the traffic generation for the school site will be analyzed separately when the project is clearly defined.

Although the project would contribute to the overall cumulative traffic levels in the community, the project would not be substantially more severe than what was previously analyzed. The project would have no direct traffic impacts. No additional significant impacts have been identified beyond those discussed in the previously approved EIR, and no mitigation would be required.

The City of San Diego has established noise criteria within the City's Progress Guide and General Plan as well as the City Municipal Code. The City has adopted noise and land use compatibility standards as part of the Transportation Element of the Progress Guide and General Plan. The maximum exterior noise level for residential uses is 65 dB(A) CNEL. The City of San Diego requires a maximum exterior noise level for all required usable outdoor living of 65 dB(A) CNEL or below.

At any one location, the sound level associated with recreational activities and park users is difficult to predict due to many variables involved. These factors include the number of players and spectators, the location of people and the amount and level of conversation and cheering. Noise measurement data collected from other similar facilities during outside activities such as but not limited to baseball, softball, soccer and basketball games as well as tot lots were reviewed and evaluated in relation to the proposed park facility. Based on the noise measurements it was determined that these activities would generate a one-hour average noise level of approximately 55 to 65 dB at a distance of 50 feet from stands, spectator activity or activity areas.

The existing residences along Barlow Landing Cove are located approximately 100 feet from the seating area of the closest sport field. The closest residences have an existing approximately six-foot high sound wall located at the rear of the property line which abuts the proposed park that would attenuate the noise level.

Noise generated by construction equipment is anticipated to occur with varying intensities and durations during different phases of grading, paving, and construction facilities. Construction noise is difficult to quantify because of the many variables involved, including the size of equipment used and the percentage of time, and number of pieces of equipment that will actually operate on the site.

Per the City of San Diego Noise Ordinance, Section 59.5. 0404, construction noise during grading and construction activities would be considered significant if the average sound level is greater than 75 decibels (dB) during the 12-hour period from 7:00 AM to 7:00 PM. Construction noise impacts are considered short term in nature, but can be considered a nuisance to surrounding residential uses. Therefore, the applicant would be required to comply with the City of San Diego Construction Noise Ordinance, Section 59.5.0404.

Based on the above information, no significant noise impacts are expected.

IV. DETERMINATION:

The City of San Diego previously prepared an Environmental Impact Report for the project described in the subject block of the attached EIR conclusions.

Based upon a review of the current project, it has been determined that:

- a. There are no new significant environmental impacts not considered in the previous EIR;
- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- c. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines this addendum has been prepared. No public review of this addendum is required per CEQA. Per the City of San Diego Municipal Code, a 14-day public review is required because the EIR being addended was certified more than three years ago.

V. MITIGATION, MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

Although no new mitigation is required, in order to ensure compliance with the Carmel Valley Neighborhood 8A FIR and MSCP Subarea Plan, the Applicant shall be required to implement mitigation measures from the EIR:

Land Use (MHPA Land Use Adjacency Guidelines)

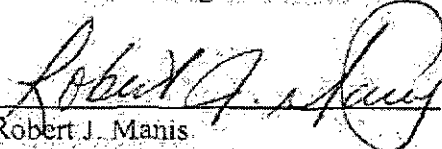
The City Manager (or appointed designee) shall verify that the following project requirements are shown on the construction plans prior to the issuance of a Notice to Proceed (NTP) or any permits.

1. Prior to the Precon Meeting, the Applicant shall submit a lighting plan for review by EAS and MSCP staff in order to ensure compliance with the MHPA Land Use Adjacency Guidelines. The lighting plan shall show that all proposed exterior lighting adjacent to the dedicated MHPA open space shall be adequately shielded, low pressure sodium illumination (or similar) and directed away from preserve areas.
2. At least 30 days prior to the start of construction, the Applicant shall arrange a Precon Meeting which includes the Construction Manager, Grading Contractor, Resident Engineer, Building Inspector, as appropriate, and MMC.

VI. SIGNIFICANT UNMITIGATED IMPACTS:

There are no new significant impacts identified for the current project. However, the final EIR (91-0899, 95-0381, 96-7573, 96-7929, 96-7996) for the original project identified significant unmitigated impacts relating to Land Use (Direct and Cumulative), Transportation (Cumulative), Air Quality (Direct and Cumulative), Landform Alteration (Direct and Cumulative), Biological Resources (Direct and Cumulative), Hydrology/Water Quality (Cumulative) and Cultural Resources (Cumulative).

Because there were significant unmitigated impacts associated with the original project, approval of that project required the decision maker to make specific and substantiated CEQA Findings which stated that: a) specific economic, social or other considerations make infeasible the mitigation measures or mitigation measures or project alternatives identified in the final EIR, and b) these impacts have been found acceptable because of specific overriding considerations.


Robert J. Manis
Assistant Deputy Director
Development Services Department

November 16, 2004
Date of Draft Report

September 16, 2005
Date of Final Report

Analyst: SHEARER-NGUYEN

DISTRIBUTION:

The addendum and conclusions of the final EIR or notice of availability were distributed to:

City of San Diego

Mayor's Office
Council Office, District 1, MS 10A
Park and Recreation Department
Fire Department
Development Services Department
LDR-Transportation, Development Services Department, MS 501
LDR-Planning, Development Services Department, MS 501
LDR-Environmental, Development Services Department, MS 501
Planning Department, MS 4A
Community & Economic Department

Others:

City of Del Mar, Planning Department
San Dieguito Union High School District
Del Mar Union School District
San Diego Gas & Electric
Metropolitan Transit Development Board
Carmel Valley Community Planning Board
Shaw Ridge Homeowners Association
Arroyo Sorrento Homeowners Association
Arroyo Sorrento Property Owners
Del Mar Mesa Community Planning Group
Suriti Achar
Ken Farinsky
Denis Sweeney
Grazyna Krajewska
Kurt Kjelland
Laura Copic
Mark Maltby
Ginny Barnes
Marie LeRose
Mr. & Mrs. Robert Irwin
Mr. Dan Watkins
Steve Shupper
Marvin S. Gerst, Ph.D.
Chuck & Ruth Davis

VII. Results of Public Review:

- () No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the addendum to an environmental report. No response is necessary and the letters are attached at the end of the Addendum.
- (X) Comments addressing the accuracy or completeness of the Addendum were received during the public input period. The letters and responses follow.

Copies of the Addendum, the final EIR, previous addenda, the previous Mitigation Monitoring and Reporting Program, and any technical appendices may be reviewed in the office of the Land Development Review Division, or purchased for the cost of reproduction.

November 24, 2004

Via email: DSDEAS@san-diego.gov

Response to Dan Watkins comment letter for Carmel Valley Community Park South, Project No. 25663

001074

Elizabeth Shearer-Nguyen
Environmental Planner
City of San Diego Development Services Center
1222 First Avenue, MS 501
San Diego, Ca 92101

Re: Comments to Draft Addendum to an Environmental Impact Report Project No. 25663/SCH
No. 9711-1053 (Carmel Valley Community Park South)

Dear Ms. Shearer-Nguyen:

Thank you for including me on the distribution list for the above draft Report. I am a resident of Carmel Valley and a neighbor to the proposed Carmel Valley Community Park South (Park). I am very concerned that the above Report and the original report in 1998 fail to properly mitigate and/or address the significant impacts this Park will have on the residents of Torrey Hills and Carmel Valley South, and the adjacent neighbors to the Park due to the following:

1. Lighting on both softball fields and late night noise/activity.
2. Traffic volume/congestion.

I recommend that these 2 significant impacts be properly mitigated in the final Report as follows:

1. Disallow Lighting on the South Ball Field

The proposed plan shows 50 to 60 foot high light poles with stadium-type lights (Musco sport cluster-5 large lamps per pole) less than 75 feet from homes. This lighting will cause extreme glare into the homes as well as extreme noise from late night activity.

The Report mentions that the lighting plan must "comply with the MHPA (Multi-Habitat Planning Area) Land Use Adjacency Guidelines... shall be directed away from preserve areas." While I appreciate the City's concern about the negative impact the lighting and Park activity will have on the natural habitat and endangered species, the Report makes no mention of the significant impact on the adjacent residents (about 30 to 50, including young children who go to bed early and have school).

The Torrey Hills Neighborhood Park (1 mile away) has had repeated and numerous complaints from homeowners due to the ball field lights. The complaints range from the lights being left on overnight, to brightness and glare, to rowdy late night behavior.

Therefore, I urge you to take into consideration the adjacent neighbors to the Park and ensure that they are not affected by the lighting. This can only mean that at a minimum the lights on the

1. Regarding the complaints outlined within the letter regarding noise and lighting Torrey Hills Neighborhood Park, this concern has been forwarded to the Parks and Recreation Department.

The City's Land Development Code section 142.0740 (Outdoor Lighting Regulations) requires on-site lighting to be redirected to prevent spill over onto adjacent residential uses. Specifically, the code states that outdoor lighting fixtures that are used to illuminate a premises or an architectural feature on private property shall be directed or shaded so that light does not fall onto surrounding properties or create glare hazards within public rights-of-way. Because the project would comply with the City's Land Development Code, no lighting impacts have been identified and no environmental mitigation would be required.

¹ According to Schmidt Design Group Image Board 5 on the General Development Plan

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south ball field be disallowed. No amount of shielding will eliminate the late night noise or glare/brightness these lights will bring into the surrounding homes.

RECOMMENDATION: MITIGATE THE LIGHTING EFFECTS BY ELIMINATING THE LIGHTS AND ALL LIGHTING INFRASTRUCTURE FROM THE SOUTH BALL FIELD. IF THE LIGHTS ON THE NORTH BALL FIELD MUST REMAIN (I PREFER TO HAVE THESE ELIMINATED AS WELL), THEN REQUIRE THE LIGHTS ON THE NORTH BALL FIELD BE TURNED OFF ON OR BEFORE 7:30PM EVERY NIGHT.

Continued

1. Properly Mitigate Traffic Volume/Congestion

The Report estimates that the Park will generate 1,410 daily trips. This is 88% more trips than estimated in the 1998 report of 750 daily trips. This is a significant increase and will result in congestion, safety issues, noise, pollution, etc. These estimates do not even include the school site traffic. The only entrance to the Park site is on a small residential street (width of 2 lanes, but no defined traffic lanes) and cannot possibly handle this kind of burden.

The Report concludes: "the project would not be substantially more severe than what was previously analyzed." How can an 88% increase in traffic be considered insignificant and not be addressed further in the Report?

This level of traffic significantly exceeds the level planned for a residential neighborhood this size. This creates a safety issue for all drivers and pedestrians, especially children walking to the bus stop, elderly taking their morning stroll, and young families walking with their pets in the evening.

The traffic impacts must be further analyzed, addressed in the final report, and mitigated to reduce the congestion and number of daily trips.

RECOMMENDATION: 4-WAY STOP SIGN AT THE INTERSECTION OF EAST OCEAN AIR DRIVE AND FAIRPORT WAY. RECREATION CENTER HOURS TO MINIMIZE THE MORNING AND EVENING CONGESTION. REDUCE THE ACTIVE/PROGRAMMED AREAS OF THE PARK AND INCREASE THE PASSIVE AREAS.

Thank you in advance for your review and expected cooperation.

Best regards,

Dan Watkins
Dan Watkins
Carmel Valley Resident

2. Based on the City of San Diego's Street Design Manual, the proposed park entrance at the northern end of East Ocean Air Drive is classified as a two lane collector with a recommended design of 5,000 Average Daily Traffic (ADT). The road was constructed with a minimum of 40 foot curb to curb within 60 foot right-of-way. No single-family residences have direct driveway access to East Ocean Air Drive.

East Ocean Air Drive was planned and constructed as a two-lane collector street in order to accommodate the planned park in addition to the existing neighborhoods.

The increase in daily trips of 750 ADT would be easily accommodated by East Ocean Air Drive. While there is 88 percent more traffic from the proposed park than the 1993 estimate, it is not a significant amount of traffic in terms of the roadway design capacity for East Ocean Air Drive and the road will continue to operate at an acceptable level of service (LOS).

After construction of the park, the Park and Recreation Department will coordinate with the Traffic Engineering Division of the Transportation Department to monitor the intersection of East Ocean Air Drive and Fairport Way for a possible all-way stop sign warrant installation.

November 30, 2004

Elizabeth Shearer-Nguyen
Environmental Planner - City of San Diego Development Services Center
1222 First Avenue, MS 901
San Diego, CA 92101

Re: Project No. 25663/SCH No. 97111053
Comments to Draft Addendum to an Environmental Impact Report
Carmel Valley Community Park South

Via email: CSDEAS@san-diego.gov

Dear Ms. Shearer-Nguyen:

I write in response to the above noted project (No. 25663/SCH No. 97111053). There are certain issues that still require proper mitigation; in particular noise, traffic and light concerns.

On page 2, it is noted that the site has been graded. This issue has been raised on several occasions during the park planning process. The grading has created an amphitheater affect where sounds from the site reverberate throughout the entire area and the surrounding neighborhoods. I do not see anywhere in the addendum or any other materials where a qualified acoustician has addressed this issue or where a noise analysis has been performed. In the enclosed portion of the EIR (page 7) it states that "Noise Attenuation Walls" were required for residential dwellings along Carmel Creek Road, Street "A" and El Camino Real. This was required when access to the park was from Street "A". The access point has changed to East Ocean Air; therefore it would seem more than appropriate that these walls be present around the new neighborhood which will most impacted, in particular The Gables. It would definitely be appropriate to require a wall at the end of Nantucket Park Road which has no protective barrier from the park noise and activities. Scaling down activities would also be an appropriate measure.

In regards to traffic, the numbers on page 2 speak for themselves. The addendum suggests that the traffic will increase to 1410 trips per day. This is an 88% increase in traffic from the original trips per day. This is an extremely significant change. What I find even more disconcerting is this - to my knowledge, East Ocean Air did not exist on the original EIR; nor was it shown on the 1996 Community Plan. The original numbers were based on Carmel Creek Road, Street "A" (a road that was to be dedicated to the park entrance yet was not built due to the preserve). It was not based on East Ocean Air, a small winding road dedicated to accessing neighborhoods. No evidence shows that East Ocean Air was originally studied for the park entrance. A study based on one street cannot be conveniently used for another in order to proceed with a project. This traffic study has no base line for East Ocean Air. Paragraph 4 details AM and PM trips as 150 and 105 respectively (numbers from the previously approved EIR). With the current proposal and an 88% increase in traffic, the AM and PM trips are shown as 56 and 113. Logically these numbers would increase significantly in both cases, and definitely not decrease as the AM number would imply. Please refer to the attached email from the Torrey Hills Community Planning Board. They note that the current road carries more than 2500 trips per day, significantly more than what the addendum report notes.

Response to Linda Kjelland comment letter for Carmel Valley Community Park South, Project No. 25663

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3. With park uses very loud noises are typically intermittent and while they may be perceived as irritating, it is unlikely that such loud noises would exceed the City of San Diego's Community Noise Equivalent Level (CNEL) of 65 dBA over a 24-hour period. In addition, the adjacent residents along the edge of the park have a six-foot high wall. The wall at the end of Nantucket Park Road is not proposed as part of the project; however, the request has been forwarded to the Park and Recreation Department.

4. The Carmel Valley Neighborhood 8A Environmental Impact Report (No. 91-0899, 95-0361, 96-7573, 96-7929, 96-7996) had multiple land use options (with and without Carmel Creek or Street "A" extension). The option approved by City Council on August 4, 1998 assumed that East Ocean Air Drive was planned to provide access to the neighborhood and the park site.

East Ocean Air Drive was planned as a two-lane collector with a recommended capacity of 5,000 ADT. The road is constructed with a minimum of 40-foot curb-to-curb width within 60-foot right-of-way. No single family residences have direct driveway access to East Ocean Air Drive.

Per the City of San Diego's Trip Generation Manual (Revised June 2003), the park with the 16,520-square-foot recreation building would generate 1,410 ADT (750 ADT assigned for the park and 660 ADT assigned for the recreation building), with 56 trips during AM peak hour and 113 trips during the PM peak hour. The original EIR concluded that a 20-acre site would generate 1,000 ADT with 200 trips during the AM peak hour and 140 trips during the PM peak hour; while a 15-acre park site would be allocated 750 ADT with 150 trips during the AM peak hour and 105 trips during the PM peak hour.

Refer to response number 2.

5. The referenced e-mail from Boh-Wright has been included in this document as an attachment to this letter of comment.

6. Refer to response to comment number 2.

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In regards to lighting, on page 3, there is reference to ensuring compliance with the MIPA Land Use Adjacency Guidelines, and that the lighting should be directed away from the preserve. The configuration of the south field lights does not comply with this. The lights on the 1st and 3rd base lines are shown on the GDP as being turned toward the preserve. Even with shielding, this goes against the guidelines. These guidelines alone suggest that no lighting or infrastructure for future lighting be allowed on the south field, aside from the fact that community input warranted not lighting the south field. Please refer again to the attached email from the Torrey Hills Community Planning Board (the community through which the entrance to the park has now been established) and their support of the not lighting the south field.

In conclusion, all of the above concerns create substantial impacts. The EIR requires the Decision Maker to make specific and substantiated CEQA findings. The addendum shows no overwhelming social or economic considerations which would be considerable for lighting the south field. Not lighting the south field and adding a wall to the end of Nantucket Park Way are mitigating factors that are not present in the design of the park, but should be. Moreover the EIR does not provide the finding required to show why these mitigation features have been completely ignored in the design of the park.

Sincerely,

Linda Kjelland

Cc: Jim Winter
San Diego Park and Recreation Board

7. Refer to response to comment number 1.

8. The Decision Maker was required to adopt Environmental Impact Report Findings and Statements of Overriding Considerations for those impacts that cannot be mitigated to below a level of significance. No significant lighting, noise, or traffic impacts have been identified for this park project. Therefore, the Findings and Statement of Overriding Consideration are not required in this case.

001078

Torrey Hills Community Planning Board - Position on Lighting and Traffic Issues (EMAIL)

Original Message

From: Bob Wright [mailto:bwright2000@yahoo.com]

Sent: Sunday, January 04, 2004 4:26 PM

To: yenc@csval.com

Cc: 'Mark Marnay' [mailto:smarnay@sandiego.gov]; 'Jim Winter' [mailto:jwinter@sandiego.gov]; Gayle Horn Zeman

[mailto:jshornzeman@sandiego.gov]; 'Rich Gelster' [mailto:rgelster@sandiego.gov]; 'Burtton' [mailto:burtton@sandiego.gov]; 'bwright2000@yahoo.com'

Subject: Torrey Hills Community Planning Board Position re: Re Community Park Lighted Sports Fields

January 4, 2004

Subject: Community Park Field Lighting

Members of the Carmel Valley Recreation Council,

On December 2, 2003, the Carmel Valley Recreation Council voted to amend the design of the Carmel Valley Neighborhood Ba Community Park by requiring lights on the south field. The Carmel Valley Recreation Council acted without regard to the decision reached via an extensive public participation process.

The Torrey Hills Community Planning Board objects to the Carmel Valley Recreation Council's decision and firmly requests the unconditional vote of approval of the plan designating a maximum of one sports field equipped for lighting.

While the issue of lighting both fields has certainly been debated over the last several months, it appears that the Torrey Hills/Carmel Valley South communities are expected to lower our quality of life by absorbing a disproportionate share of impacts in order to serve the Carmel Valley Recreation Council's desire for lighted sports fields.

Mained circulation to/from the park is limited to East Ocean Ave Drive, a two lane road abutting residences in Carmel Valley Neighborhood 8A, Neighborhood 10, and Torrey Hills. The adopted Torrey Hills Community Plan anticipates 1,000 trips per day on this residential roadway. Presently, this segment carries over 2,500 vehicles per day.

The Recreation Council's modified approval designating lighting for two fields, outdoor basketball/hockey courts, and a 13,000 square foot Recreation Center will as a matter of fact significantly impact the environment in Torrey Hills and Carmel Valley neighborhoods, substantially increasing traffic and noise well into the evening. At the very least, lighting a maximum of one sports field thereby lessening these impacts must be a required condition of approval for the community park.

On December 19, 2003, the Torrey Hills Community Planning Board voted unanimously to support the community's consensus design and oppose any effort to justify construction of the south field.

The Torrey Hills Community Planning Board is representing all impacted communities is speaking with a unified voice on this issue. This one voice represents the greater welfare of our neighborhoods and has balanced all recreation needs, impacts from this and other projects, and the quality of life in Torrey Hills. On this issue, that balance weighs heavily towards the consensus design.

The Torrey Hills Community Planning Board strongly urges the Carmel Valley Recreation Council to approve the original consensus design.

Bob Wright & Paula Abney

Torrey Hills Community Planning Board

Traffic Subcommittee

cc: Torrey Hills Community Planning Board

Mark Marnay

Jim Winter

April S. Peasea

Gayle Horn-Zeman

Rich Gelster

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Land Development
Review Division
(619) 238-6460

Environmental Impact Report

LDR Nos. 91-0899, 95-0381, 96-7573,
96-7929, 96-7996

SCH No. 97111053

SUBJECT: Carmel Valley Neighborhood 8A AMENDMENTS to the CITY OF SAN DIEGO PROGRESS GUIDE AND GENERAL PLAN (GPA), NORTH CITY LOCAL COASTAL PROGRAM, CARMEL VALLEY COMMUNITY PLAN, SORRENTO HILLS COMMUNITY PLAN (CPA), CARMEL VALLEY NEIGHBORHOOD 10 PRECISE PLAN, CARMEL VALLEY PLANNED DISTRICT ORDINANCE AMENDMENT (REZONE), SPECIFIC PLAN/PRECISE PLAN, VESTING TENTATIVE MAPS (VTM), CARMEL VALLEY PLANNED DISTRICT PERMITS (PDDP), and RESOURCE PROTECTION ORDINANCE PERMITS (RPO) to amend the existing General Plan, North City Local Coastal Program, Carmel Valley Community Plan and Carmel Valley Planned District to allow the reconfiguration of open space and Very Low to Low density residential land use designations and rezone from A-1-1 and A-1-10 to various Carmel Valley Planned District zones and Land Development Code, Chapter 13 zones to coincide with the land use designations. An amendment to the Sorrento Hills Community Plan is requested to transfer 0.3 acres to the Carmel Valley Community Plan. An amendment to the Carmel Valley Neighborhood 10 Precise plan is requested to provide 10 acres of land for a park/school site. A Specific Plan/Precise Plan is requested to analyze three different land use option and three sub-options: Vesting Tentative Maps, Carmel Valley Planned District Development Permits and Resource Protection Ordinance Permits are proposed for development of the following parcels: Torrey Surf (LDR No. 91-0899), Carmel Estates (LDR No. 95-0381), Torrey Pines Estates (LDR No. 96-7573), Loma Sorrento (LDR No. 96-7929), and Parcel "A" (LDR No. 98-0224). The 391.1-acre project site is located east of Interstate 5 and south of State Route (SR) 56 in the Carmel Valley community planning area. Applicant: Participating 8A Property Owners.

UPDATE:

During and subsequent to public review for the Carmel Valley Neighborhood 8A project, two of the applicants, Pardee Construction Company and the Torrey Pines Investment Group, revised their portions of the proposed project. Pardee Construction Company has requested in writing that the City formally suspend processing of its application for a Vesting Tentative Map (VTM) and Planned District Development Permit (PDDP) for Parcels A and B, under Land Use Option 3. No changes to the environmental analysis contained within the EIR are necessary as a result of this revision. The Torrey Pines Investment Group and a consortium of the owners of the Small Property Owner Parcels have substituted a 112-dwelling-unit Modified Reduced Project Alternative. This alternative would increase the biological impacts and mitigation proposed for implementation of the Reduced Project Alternative by 0.7 acres. Upon submittal of a

VTM and PDDP for the Modified Reduced Project Alternative, additional environmental review may be required. For a complete description of project revisions, please refer to the Preface on Page P-1.

CONCLUSIONS:

The Carmel Valley Neighborhood 8A project proposes to amend the Progress Guide and General Plan, which is required to adopt the proposed Neighborhood 8A Specific Plan/Precise Plan. Amendments to the Carmel Valley Community Plan and North City Local Coastal Program are proposed to allow the reconfiguration of open space and Very Low to Low density residential land use designations. A Sorrento Hills Community Plan amendment is requested to allow a boundary adjustment between the two community planning areas by transferring 0.3 acres of land within the Sorrento Hills Community Plan area to the Carmel Valley Community Plan area and by transferring a 0.4-acre area from Carmel Valley to Sorrento Hills for a net 0.1-acre change. A Rezone is requested to change the existing A-1-1 and A-1-10 (agriculture) zones to Carmel Valley Planned District zones including: SF1, SF 1-A, SF3 (, single-family); MF1 (multi-family); EP (education and park); an agricultural zone based on the proposed Land Development Code AR zone, and an open space zone (OC-1-1) also based on the Land Development Code. A Specific Plan/Precise Plan is proposed which analyzes a range of development options as described below:

- Land Use Option 1 proposes residential development of 88.4 acres, with a maximum density of 405 units. A total of 282.7 acres are designated open space and an additional 20.0 acres are designated for a public park/school.
- Land Use Option 2 proposes residential development on 148.3 acres, with a maximum of 767 units. Under this option and its associated sub-options a range of 233.9 - 239.3 acres of open space is proposed. A public park, elementary school site, and major roads would occupy the remaining area. Land Use Option 2 with Sub-option A proposes development of 143.3 acres, with a maximum of 787 residential units. A total of 147.3 acres of development with a maximum of 832 residential units, is proposed by Land Use Option 2 with Sub-option B. The 25-acre footprint shown in Land Use Option 2 for Parcel A is included for the purposes of presenting a reasonable range of alternatives for this parcel. The applicant is not pursuing this footprint and has withdrawn the development plan that corresponded to this footprint.
- Land Use Option 3, with and without the extension of Carmel Creek Road North, proposes residential development on 212.2 acres, with a maximum of 1,280 units. Roadways, park and school sites are also proposed, with 167.5 acres to be retained as open space.

Vesting Tentative Maps, Carmel Valley Planned District Permits, and Resource Protection Ordinance Permits are proposed for the following parcels under Land Use Option 2: Torrey Surf (LDR No. 91-0899), Carmel Estates (LDR No. 95-0381), Torrey Pines Estates (LDR No. 96-7573) and Loma Sorrento (LDR No. 96-7929). A Vesting Tentative Map, Carmel Valley Planned District Permit and Resource Protection Ordinance Permit is also proposed for Parcel "A" under Land Use Option 3 (LDR No. 98-0224). No specific subdivision maps or development proposals have been submitted for consideration under Land Use Option 1. The project also proposes resolution of the Multi-Habitat Planning Area (MHPA) Boundary in Neighborhood 8A.

Multiple Species Conservation Program (MSCP)

The MSCP Subarea Plan was adopted by City Council in March, 1997. The project site is partially located within a City of San Diego Multiple Habitat Planning Area (MHPA). With the adoption of the Specific Plan/Precise Plan and one of the Land Use Options analyzed in this EIR, or a combination thereof, the MHPA boundary will be established in Neighborhood 8A. This EIR analyzes functional equivalency for habitat value for each land use option in those areas where the proposed MHPA boundary does not match the current "placeholder boundary" for the Neighborhood 8A planning area. The project would comply with the City of San Diego MSCP Subarea Plan's Land Use Adjacency Guidelines. The functional equivalency analysis to support the habitat value comparison and location of the MHPA boundary is provided in the Land Use and Biological Resources sections of this document.

SIGNIFICANT UNMITIGATED IMPACTS:

Land Use (Direct and Cumulative): The purpose of the development regulations of the Resource Protection Ordinance is to protect steep slopes, wetlands, sensitive biological resources, and archaeological sites. All of the Land Use Options and Sub-options would exceed the encroachment allowances with respect to steep slopes and wetland encroachments. Under Land Use Option 3 the proposed development would impact one important archaeological site. For these reasons, the project would result in significant land use impacts.

Transportation/Circulation (Cumulative): Implementation of any of the Land Use Options or Sub-options under all roadway network scenarios would result in cumulatively significant impacts to freeway segments and freeway ramps. This impact is considered significant and unmitigable.

Air Quality (Direct and Cumulative): Implementation of any of the proposed Land Use Options would contribute to the non-attainment of clean air standards in the San Diego Air Basin due to an increase in emissions from mobile sources. This is considered a significant cumulative impact. No Mitigation is available to reduce this cumulative impact to below a level of significance. Under Land Use Option 3, a significant direct impact would result from emissions that exceed the threshold by 15.7 percent. This impact would remain unmitigable.

Landform Alteration/Visual Quality (Direct and Cumulative): Implementation of any of the Land Use Options or Sub-options would result in significant direct and cumulative impacts to landform alteration due to quantity of grading. The project would incorporate sensitive grading techniques such as variable slope gradients, contouring, slope revegetation, and use of landscaping which would reduce impacts, but not to below a level of significance. Direct and cumulative impacts to landform alteration would remain significant and unmitigated. Significant direct and cumulative impacts to visual quality would also result from implementation of Land Use Options 2 and 3 or their sub-options due to the change in visual setting from open expanses and mesas to urban residential development. Implementation of the measures listed above for landform alteration impacts would reduce the visual quality impacts, but not to below a level of significance. Direct and cumulative impacts to visual quality would remain significant and unmitigated.

Biological Resources (Direct and Cumulative): Implementation of any of the Land Use Options or sub-options would result in the loss of isolated seasonal wetlands and vernal pools, including San Diego fairy shrimp. Partial mitigation includes either on-site or off-site creation of wetlands as described below. The project would also contribute to the incremental loss of vernal pool habitat on a regional basis, as this habitat is considered rare and supports sensitive plant and animal species on-site. The loss of vernal pool habitat is considered a significant unavoidable direct and cumulative impact. No mitigation is available to reduce this direct and cumulative impact to below a level of significance.

All of the Land Use Options and Sub-options would also result in the direct loss of rare upland Tier I habitat (chaparral) and Tier III habitat (non-native grassland). Mitigation for impacts to these habitats would be in the form of either on-site preservation or off-site acquisition as identified below. The project would also contribute to the incremental loss of Tier I and Tier III habitats on a regional basis, as this habitat is considered rare in the region and supports sensitive animal species on-site. This loss is considered cumulatively significant. No mitigation is available to reduce this cumulative impact to below a level of significance.

Hydrology/Water Quality (Cumulative): Implementation of any of the Land Use Options would incrementally add to the amount of pollutants affecting Carmel Valley Creek and Los Penasquitos Lagoon. This incremental impact is regarded as cumulatively significant. Impacts would be partially mitigated by compliance with Best Management Practices for storm water and urban runoff. Cumulative impacts would remain significant and unmitigated.

Cultural Resources (Cumulative): Implementation of Land Use Option 3 and implementation of the Parcel A VTM/PDDP for Land Use Option 3 would result in a cumulatively significant impact to an important archaeological site (CA-SCI-4904). Cumulatively significant impacts to cultural resources would remain significant and unmitigated.

RECOMMENDED ALTERNATIVES FOR SIGNIFICANT UNMITIGATED IMPACTS:

Approval of the RPO Consistent Alternative sub-option, as described in section 10.0 of the EIR would reduce land use impacts to below a level of significance by strict conformance to the encroachment allowances for steep slopes and wetlands. Although impacts would be reduced as compared to all of the Land Use Options and Sub-options, significant direct landform alteration impacts would remain unmitigated. Cumulative impacts to air quality, traffic, visual quality, and water quality would remain significant and unmitigated. The RPO Consistent Alternative sub-option is considered environmentally superior to any of the proposed Land Use Options and their respective sub-options. The No Project-No Development Alternative would also eliminate the significant land use impact, as well as cumulative air quality, traffic, visual quality and water quality impacts because the site would be left vacant and existing areas of natural vegetation and vernal pools would be avoided. The No Project-No Development Alternative, however, does not meet the objectives of the Carmel Valley Community Plan which assumes development of the site in accordance with an adopted Specific Plan/Precise Plan.

Unless mitigation measures or project alternatives are adopted, project approval will require the decision-maker to make Findings, substantiated in

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the record, which state that: a) individual mitigation measures or project alternatives are infeasible and b) the overall project is acceptable despite significant impacts because of specific overriding considerations.

MITIGATION MONITORING AND REPORTING PROGRAM INCORPORATED INTO THE PROJECT:

Land Use (Direct): The direct loss of up to 0.32 acres of wetlands would be partially mitigated through creation of wetland habitat, either on-site or off-site at a ratio of 3:1. The direct loss of up to 126.3 acres of Tier I habitat and 5.76 acres of Tier III habitat would be mitigated as described below in Biological Resources.

Transportation/Traffic (Direct and Cumulative): Under all Land Use Options and associated Sub-options and assuming the re-opening of Sorrento Valley Road, the addition of project traffic would result in a direct impact to the intersections of Sorrento Valley Road/Carmel Mountain Road and El Camino Real/Carmel Mountain Road/Carmel Creek Road South, requiring mitigation. Up to 766 building permits may be issued in Neighborhood 8A with implementation of the mitigation measures as outlined in Section 5.2 of this EIR. In order to maintain acceptable levels of service at area intersections in the near-term when more than 766 dwelling units are constructed in Neighborhood 8A mitigation is required as follows: construction of the I-5/Carmel Mountain Road interchange must begin within one year of issuance of the 767th building permit in Neighborhood 8A. With buildout of the area, Land Use Option 3 would result in a significant direct impact to the Sorrento Valley Road/Carmel Mountain Road and El Camino/Carmel Mountain Road/Carmel Creek Intersections. Mitigation measures include signalization and adding a right turn lane in the location identified in Section 5.2 of this EIR.

Impacts associated with the closure of Sorrento Valley Road and the development of Neighborhood 8A would be partially the responsibility of the City of San Diego. Impacts would occur under all Land Use Options except Option 3. Mitigation required for the closure of this roadway would include improvements to the El Camino Real/SR-56 Eastbound intersection, as well as improvements to the El Camino Real/Carmel Mountain/Carmel Creek Road Intersection as identified in Section 5.2 of this EIR.

Implementation of any of the Land Use Options or Sub-options, except Land Use Option 3 would result in cumulatively significant traffic impacts to the intersection of Carmel Valley/I-5 northbound. Mitigation includes fair share contribution to the construction of additional turn lanes. Potentially significant cumulative impacts would also occur at freeway ramps. Cumulative traffic impacts would remain significant and unmitigated with respect to freeway segments.

Landform Alteration/Visual Quality (Direct): Significant impacts to Landform Alteration/Visual Quality would result with the implementation of all Land Use Options and Sub-options. Impacts would be partially mitigated with implementation of such measures as contour grading of highly visible slopes and implementation of landscaping as described in Section 5.4 of this EIR. These measures would only partially mitigate the significant Landform Alteration/Visual Quality impacts.

Biological Resources (Direct): Under Land Use Option 1, significant impacts to 0.20 acres of wetlands, 42.39 acres of Tier I habitat, 28.82 acres of Tier II habitat, and 4.56 acres of Tier III habitat would result. Proposed mitigation would occur with

implementation of parcel specific Tentative Maps and would include on-site preservation of 0.18 acres of wetlands, 159.45 acres of Tier I habitat, 30.52 acres of Tier II habitat, 1.46 acres of Tier III habitat and off-site acquisition of up to 31.59 acres of Tier I habitat, up to 4.76 acres of Tier II habitat, and 3.0 acres of Tier III habitat. Wetlands would be mitigated at a ratio of 3:1 as further described in section 5.5 of this EIR. Sensitive species to be impacted under this Land Use Option include: California Gnatcatcher, Cooper's Hawk, Orange-throated Whiptail, Bell's Sage Sparrow, San Diego Fairy shrimp, and Western spadefoot toad.

Under Land Use Option 2 significant impacts to 0.09 acres of wetlands, 84.60 acres of Tier I habitat, 33.86 acres of Tier II habitat, and 6.5 acres of Tier III habitat would result. Proposed mitigation would occur with implementation of parcel specific Tentative Maps and would include on-site preservation of up to 116.5 acres of Tier I habitat, up to 23.31 acres of Tier II habitat, up to 0.22 acres of Tier III habitat and off-site acquisition of up to 100.72 acres of Tier I habitat, up to 19.44 acres of Tier II habitat and up to 6.87 acres of Tier III habitat. Wetlands would be mitigated at a ratio of 3:1 as further described in Section 5.5 of this EIR. Sensitive species to be impacted under this Land Use Option include: California Gnatcatcher, San Diego Fairy shrimp, Orange-throated Whiptail, Cooper's hawk, Western spadefoot toad, and South Coast saltscale.

Under Land Use Option 2A a reduction of 9.37 acres of Tier I habitat, and an additional 4.25 acres of Tier II habitat would be impacted. Tier II impacts would be the same as those under Land Use Option 2. Wetland impacts (southern willow scrub) would increase by 0.26 acres, as compared to those identified for Land Use Option 2. Mitigation would be provided as described above. Sensitive species to be impacted under this Sub-option include Cooper's hawk, Orange-throated Whiptail, and South Coast saltscale.

Under Land Use Option 2B an additional 2.97 acres of Tier I habitat and 5.59 acres of Tier II habitat would be impacted. Tier III impacts would be the same as Land Use Option 2. Wetland impacts (southern willow scrub) would increase by 0.23 acres, as compared to those identified for Land Use Option 2. Mitigation would be provided as described above. Sensitive species to be impacted under this Sub-option include Cooper's hawk, Orange-throated Whiptail, and South Coast saltscale.

Under Land Use Option 3 significant impacts to 0.32 acres of wetlands, 126.30 acres of Tier I habitat, 29.54 acres of Tier II habitat and 5.76 acres of Tier III habitat would result. Proposed mitigation would occur with implementation of parcel specific Tentative Maps and would include on-site preservation of 69.04 acres of Tier I habitat, 15.81 acres of Tier II habitat, 0.22 acres of Tier III habitat and off-site acquisition of up to 164.52 acres of Tier I habitat, up to 25.71 acres of Tier II habitat, and up to 7.41 acres of Tier III habitat. Wetlands would be mitigated at a ratio of 3:1 as further described in Section 5.5 of this EIR. Sensitive species to be impacted under this Land Use Option include: California Gnatcatcher, San Diego Fairy Shrimp, Orange-throated Whiptail, Cooper's hawk, Northern Harrier, Bell's Sage sparrow, and San Diego Horned lizard.

Hydrology/Water Quality (Direct): All Land Use Options would mitigate their direct impacts to Water Quality through implementation of erosion control measures as required by the City's Grading Ordinance, and would re-landscape disturbed areas after grading. To minimize potential effects on urban runoff, the project would comply with the Best Management Practices Program for Stormwater Pollution Control created by

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the City of San Diego and would contribute to the Los Penasquitos Lagoon Enhancement Fund.

Geology/Soils and Erosion (Direct): All land use options would mitigate their direct impacts associated with erosion by implementing such erosion control measures as landscaping manufactured slopes within 90 days of grading and installation of energy dissipation devices. In addition, full geotechnical investigations shall be required as development plans proceed and grading plans must be reviewed and approved by the City Engineer.

Noise (Direct): Mitigation for noise impacts varies from parcel to parcel depending on the Land Use Options, however, a parcel specific noise analysis shall be prepared by a qualified acoustician prior to the issuance of building permits. Noise attenuation walls are required to be installed prior to the issuance of occupancy permits for residential dwelling units along Carmel Creek Road, Street "A", and El Camino Real.

Cultural Resources (Direct): Development under Land Use Option 2, Land Use Option 2B or Land Use Option 3 and associated VTM's/PDDP's for the Torrey Pines Estates parcel would require a mitigation program for CA-SCI-14,523 as outlined in Section 5.9 of the EIR. If potentially important cultural resources are uncovered, the archaeologist will excavate the feature and conduct a data recovery program in accordance with standard professional practices. Development under Land Use Option 3 and associated Tentative Maps for Parcel A would require a mitigation program for CA-SCI-4904.

Paleontology (Direct): A soils report would be submitted with each grading plan to determine the locations of sensitive geological formations. The direct impacts to paleontological resources would be mitigated through implementation of a paleontological monitoring and salvaging program during grading.

Public Services (Direct and Cumulative): Development under any of the proposed Land Use Options and their respective Sub-options would result in impacts to schools. Participation in a Special Assessment District would mitigate the project's direct and cumulative impacts on public educational facilities to below a level of significance.

Public Safety (Direct): Development under Land Use Option 2 with Sub-option A would require approval of an indoor fire sprinkler system by the Fire Department for the residential units on the Torrey Pines Estates parcel. This system shall be installed and operable prior to issuance of occupancy permits.

The above Mitigation Monitoring and Reporting Program will require an additional deposit of \$3,200.00 to be collected prior to the issuance of grading permits to ensure the successful completion of the monitoring program.

Lawrence C. Monserrate

Lawrence C. Monserrate, Environmental Review Manager
Development Services

April 20, 1998

Date of Draft Report

June 18, 1998

Date of Final Report

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Analyst: Raep

PUBLIC REVIEW:

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency:

U.S. Government

Army Corps of Engineers
U.S. Fish and Wildlife Service
Environmental Protection Agency

State of California

State Clearinghouse
Caltrans, District 11
Department of Fish and Game
Coastal Commission, San Diego Region
Department of Water Resources
Regional Water Quality Control Board
Native American Heritage Commission
State Lands Commission
Office of Historic Preservation

County of San Diego

Air Pollution Control District
Department of Planning and Land Use

City of San Diego

Mayor's Office
Councilmember Mathis, District 1
Engineering Department
Park and Recreation Department
Fire Department
Development Services
Community and Economic Development
Wetland Advisory Board
Environmental Services

City Attorney of Del Mar
City of Del Mar, Planning Department
San Dieguito Union High School District
Del Mar Union School District
SANDAG
San Diego Gas and Electric
Metropolitan Transit Development Board
Carmel Valley Community Planning Board
Shaw Ridge Homeowners Association

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Arroyo Sorrento Homeowner's Association
Arroyo Sorrento Property Owners
Torrey Pines Community Planning Group
Del Mar Mesa Community Planning Group
Los Penasquitos Canyon Preserve CAC
Rancho Santa Fe Association
Carmel Valley Trail Riders Coalition
Carmel Mountain Conservancy
Southwest Center for Biodiversity
Sierra Club
San Diego Natural History Museum
San Diego Audubon Society
California Native Plant Society
Ellen Bauder
Citizens Coordinate for Century III
South Coastal Information Center
San Diego Museum of Man
San Diego County Archaeological Society
Ron Christman
Louie Guassac
Clarence Brown Sr.
Dr. Florence Shipek
California Indian Legal Services
Brian Biamonte
The Baldwin Company
Recon
Stephanie Goglin
Elliot Leonard
Opal Trueblood

Applicants/Agents/Owners

Mike Madigan, Pardee Construction Company
Westbrook Communities
Elder Trust
Torrey Pines Investment Group c/o Jack Ingber
Loma Sorrento Investors
AG Land Associates
T & B Planning Consultants
Tom Steinke
Chuck Corum
Michael and Elaine Gallagher
Larry Lessie
Keris Kennedy
Susan Anuskiwicz
Ronald Anuskiwicz
Teresa Robertson
Leon Rigoli Trust
Nathan Appleman Trust
Becker Revocable Trust
Bruce and Diana Wright
Shizuye and Fumio Omachi

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Loyd and June Zimmerman
Charles and Clinton Althouse
Scot Sandstrom
Robert and Fredricka Driver
George Buzzell
Matt Peterson
Tom Schoene
Ted Griswold

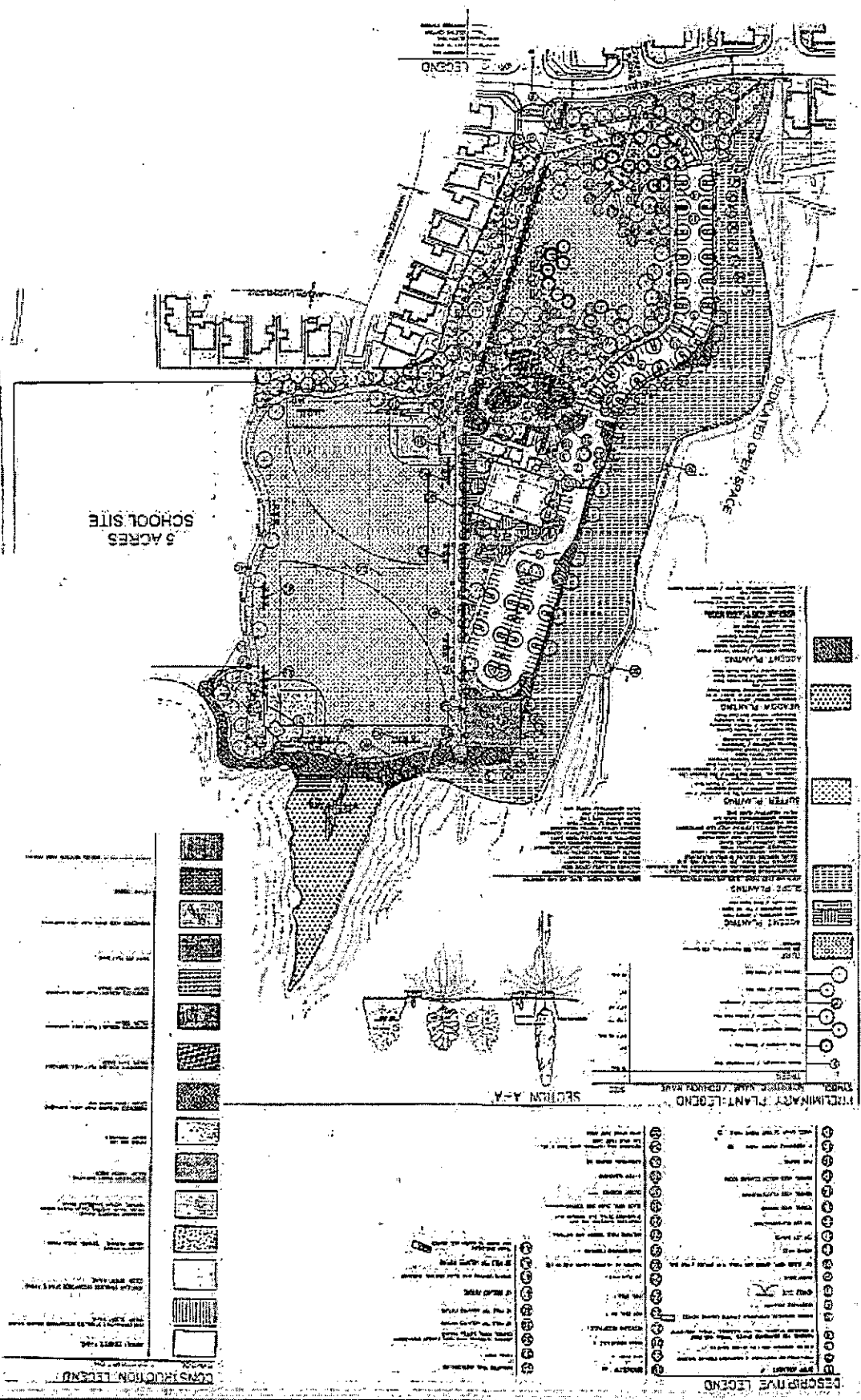
Copies of the draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Land Development Review Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but the comments do not address the accuracy or completeness of the environmental report. No response is necessary and the letters are attached at the end of the EIR.
- (X) Comments addressing the accuracy or completeness of the EIR were received during the public input period. The letters and responses follow.

680100

GENERAL DEVELOPMENT PLAN
CARMEL VALLEY COMMUNITY PARK SOUTH - City of San Diego, California
NOT FOR CONSTRUCTION
DATE: JUNE 1984
BY: [illegible]



Carmel Valley Community Park South

SITE PLAN
Environmental Analysis Section
Project No. 25663
CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT

REQUEST FOR COUNCIL ACTION

CITY OF SAN DIEGO

1. CERTIFICATE NUMBER
(FOR AUDITOR'S USE)

7131

2700862

001091

TO: CITY ATTORNEY	2. FROM (ORIGINATING DEPARTMENT): PARK AND RECREATION	3. DATE: 5/14/2007
4. SUBJECT: CARMEL VALLEY COMMUNITY PARK SOUTH - APPROVING FUNDING, PLANS AND SPECIFICATIONS		
5. PRIMARY CONTACT (NAME, PHONE & MAIL STA.): REZA TALEGHANI, 33422, MS 614	6. SECONDARY CONTACT (NAME, PHONE & MAIL STA.): JIM WINTER, 33040, MS 614	7. CHECK BOX IF REPORT TO COUNCIL IS ATTACHED <input type="checkbox"/>

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	79008	10608			9. ADDITIONAL INFORMATION / ESTIMATED COST:
DEPT.					In-house Eng. Design/Admin: \$ 786,619
ORGANIZATION					Consultant Design Serv: \$ 980,000
OBJECT ACCOUNT	9544	9544			Construction Est: \$11,000,000
JOB ORDER					Contingency: \$ 1,373,329
C.I.P. NUMBER	297640	294070			Field Insp. & Admin.: \$ 1,430,000
AMOUNT	\$204,983	\$153,000			Total: \$15,569,948
					Previously Authorized \$15,211,965
					This Request \$ 357,983

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIGINATING DEPARTMENT	<i>[Signature]</i>	5/16/07	8	DEPUTY CHIEF	<i>[Signature]</i>	7/2/07
2	EAS	<i>[Signature]</i>	5-29-07	9	COO	<i>[Signature]</i>	7/4/07
3	ECOP	<i>[Signature]</i>	6/1/07	10	CITY ATTORNEY	<i>[Signature]</i>	7/10/07
4	LIAISON OFFICE	<i>[Signature]</i>	6/6/07	11	ORIGINATING DEPARTMENT	<i>[Signature]</i>	7/11/07
5	FAC. FIN.	<i>[Signature]</i>	6/8/07		DOCKET COORD:	COUNCIL LIAISON: <i>[Signature]</i>	7/11/07
6	FM/CIP	<i>[Signature]</i>	6/19/07		COUNCIL PRESIDENT	<input type="checkbox"/> SPOB <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADOPTION	
7	AUDITOR	<i>[Signature]</i>	6/29/07		<input type="checkbox"/> REFER TO:	COUNCIL DATE: 7/31/07	

11. PREPARATION OF:

☒ RESOLUTION(S)☐ ORDINANCE(S)☐ AGREEMENT(S)☐ DEED(S)

1. Approving the plans and specifications for the construction of Carmel Valley Community Park and Recreation Building as advertised by Purchasing and Contracts; and
(resolutions continued on back)

11A. STAFF RECOMMENDATIONS:

Approve the Resolutions.

12. SPECIAL CONDITIONS:

COUNCIL DISTRICT(S):

(1) Peters

COMMUNITY AREA(S):

(5) Carmel Valley

ENVIRONMENTAL IMPACT:

The City of San Diego as Lead Agency under CEQA has prepared and completed an Addendum No. 25663 to the EIR Nos. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996, dated September 16, 2005, and Mitigation Monitoring and Reporting Program covering this activity.

HOUSING IMPACT:

None

OTHER ISSUES:

None

ATTACHMENTS:

Vicinity Map

Carmel Valley Community Park South – Approving Funding, Plans and Specifications

5/14/2007

Page 2 of 2

11. PREPARATION OF: (Continued page 1)

2. Authorizing a \$153,000 increase in the FY07 CIP Program Budget in CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, Fund No. 10608, Torrey Reserve Gateway Development, and;
3. Authorizing the appropriation and expenditure of \$153,000 from CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, Fund No. 10608, Torrey Reserve Gateway Development fund, and;
4. Authorizing a \$204,983 increase in the FY07 CIP Program Budget in CIP 29-764.0, Carmel Valley Community Park South, Fund No. 79008, Carmel Valley South FBA fund, and;
5. Authorizing the appropriation and expenditure of \$204,983 from CIP 29-764.0, Carmel Valley Community Park South, Fund No. 79008, Carmel Valley South FBA fund, and;
6. Authorizing the Mayor to execute a construction contract with the lowest responsible and reliable bidder, for a contract amount not to exceed \$11,000,000, of which \$4,500,000 is from CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, and \$6,500,000 is from CIP 29-764.0, Carmel Valley Community Park South, contingent upon the Auditor first certifying that funds are, or will be, on deposit with the City treasurer, and;
7. Authorizing the City Auditor and Comptroller to return excess budgeted funds to the appropriate reserves upon advice from the administering department, and;
8. Certifying that the information contained in Project No. 25663 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Addendum to EIR Nos. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996 reflects the independent judgment of the City of San Diego as Lead Agency; and
9. Stating for the record that the City of San Diego as Lead Agency has reviewed and considered the Addendum to the EIR Nos. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996 prior to approving the project; and
10. Adopting the Mitigation Monitoring and Reporting Program.

RECEIVED
07 JUL 19 AM 11:27
CITY CLERKS OFFICE
SAN DIEGO, CA

CITY ATTORNEY
07 JUL - 5 AM 11:25
CIVIL DIVISION

EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO

DATE ISSUED: May 14, 2007 REPORT NO:
ATTENTION: Council President and City Council
ORIGINATING DEPARTMENT: Park and Recreation
SUBJECT: Carmel Valley Community Park South – Approval of
Funding, Plans and Specifications
COUNCIL DISTRICT(S): One
CONTACT/PHONE NUMBER: Jim Winter, (619) 533-3040

REQUESTED ACTION: Council approval of the plans, specifications and funding for Carmel Valley Community Park South and Recreation Building and authorization to enter into a construction contract with the lowest responsible bidder.

STAFF RECOMMENDATION:
Staff recommends approval of the requested actions.

EXECUTIVE SUMMARY:

Carmel Valley Community Park South is located in southern portion of the Carmel Valley community. The total park site is 15 acres. The park will serve residents of Torrey Hills and those from Carmel Valley that live south of State Route 56. The park site is located at the northern end of East Ocean Air Drive, north of Carmel Mountain Road, at the intersection with Fairport Way.

The General Development Plan for the park was formulated through input gathered at five meetings with the community via the Carmel Valley Recreation Council. It provides for 6 acres of joint use multi-purpose athletic fields with the Del Mar Union School District for their new Ocean Air Elementary School, a small fitness area, an outdoor basketball court, a 250 S.F. restroom/storage building, parking lot, 4 acres of passive area for recreational uses, a playground, a small observation deck to allow views to the Carmel Mountain Preserve, security lighting, drinking fountains, park benches, and trash receptacles. It also provides for a 16,347 S.F. recreation center designed to be energy efficient and environmentally sustainable which include meeting rooms, a kitchen, staff office space, restrooms and 11,000 S.F. gymnasium.

FISCAL CONSIDERATIONS:

All approved costs associated with the acquisition, design and construction of this park are funded through the Carmel Valley South Facilities Benefit Assessment, Fund No. 79008, Torrey Reserve Gateway Development, Fund No. 10608, Torrey Hills Park Development, Fund No. 39093, and Torrey Hill Development Agreement, Fund No. 39063, and the proceeds of the sale of 6-acres of land to the Del Mar Union School District. The cost to operate and maintain this project on an annual basis is estimated at \$614,000. This includes all staffing, labor, material, equipment, supplies, etc. The maintenance cost associated with the 6-acre joint use area will be shared equally between the City and the Del Mar Union School District. This project is a population based park and the maintenance funding source will be the general fund. A funding request by the

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Department will be made to the Mayor in the budget year the facility goes into operation, anticipated to be FY09.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

- The Carmel Valley Neighborhood 8A Specific Plan/Precise Plan adopted by Council on September 8, 1998, O-18572
- The Environmental Impact Report (EIR), Reports were certified by the City Council on August 4, 1998, Resolution R-290604. An addendum to the EIR was issued by the City's Environmental Analysis Section of the Development Services Department for the development of the community park, dated September 16, 2005.
- A consultant agreement was approved by the City Council, Resolution R- 297406, on December 3, 2002 which provided for the preparation of the park's General Development Plan (GDP). That consultant agreement was amended, Resolution R-299857, on November 22, 2004 to provide construction documents for the park's development. The consultant agreement was amended a second time, Resolution R-300323, on April 18, 2005 to provide construction documents for the development of the recreation center, CIP 29-407.0, Carmel Valley Community Park South – Recreation Building.
- The Carmel Valley Public Facilities Financing Plan (PFFP) for FY 2007 was approved by Council Resolution No. R-301977, on October 17, 2006.
- Joint Use Agreement with Del Mar Union School District on December 6, 2006, O-19554.
- The sale of 6-acres City owned land to the Del Mar Union School District for \$3,695,000 was approved by Council Resolution No. R-302301, on February 7, 2007.

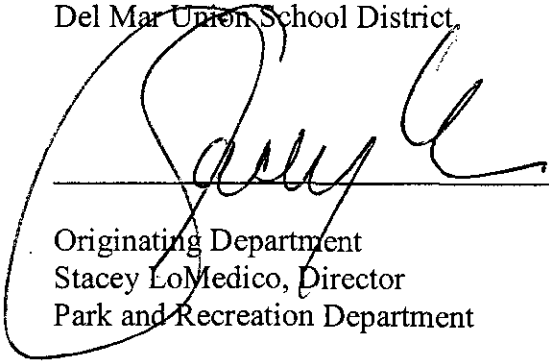
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Project design was reviewed and approved by the following at publicly noticed meetings:

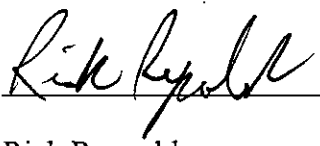
- Carmel Valley Recreation Council: approved the park GDP on December 2, 2003 and Recreation Center building design on February 3, 2004.
- Northern Area Committee: approved the park GDP on December 4, 2003.
- Community Parks 1 Area Committee: approved the Recreation Center building design on April 21, 2004.
- Design Review Committee: approved the park GDP and Recreation Center building design on May 12, 2004.
- Park and Recreation Board: approved the GDP and Recreation Center building design on December 16, 2004.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The Carmel Valley South and Torrey Hills Communities
Del Mar Union School District.



Originating Department
Stacey LoMedico, Director
Park and Recreation Department



Rick Reynolds
Assistant Chief Operating Officer

001095

Carmel Valley Community Park South – Approving Funding, Plans and Specifications

5/14/2007

Page 2 of 2

11. PREPARATION OF: (Continued page 1)

2. Authorizing a \$153,000 increase in the FY07 CIP Program Budget in CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, Fund No. 10608, Torrey Reserve Gateway Development, and;
3. Authorizing the appropriation and expenditure of \$153,000 from CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, Fund No. 10608, Torrey Reserve Gateway Development fund, and;
4. Authorizing a \$204,983 increase in the FY07 CIP Program Budget in CIP 29-764.0, Carmel Valley Community Park South, Fund No. 79008, Carmel Valley South FBA fund, and;
5. Authorizing the appropriation and expenditure of \$204,983 from CIP 29-764.0, Carmel Valley Community Park South, Fund No. 79008, Carmel Valley South FBA fund, and;
6. Authorizing the Mayor to execute a construction contract with the lowest responsible and reliable bidder, for a contract amount not to exceed \$11,000,000, of which \$4,500,000 is from CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, and \$6,500,000 is from CIP 29-764.0, Carmel Valley Community Park South, contingent upon the Auditor first certifying that funds are, or will be, on deposit with the City treasurer, and;
7. Authorizing the City Auditor and Comptroller to return excess budgeted funds to the appropriate reserves upon advice from the administering department, and;
8. Certifying that the information contained in Project No. 25663 has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Addendum to EIR Nos. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996 reflects the independent judgment of the City of San Diego as Lead Agency; and
9. Stating for the record that the City of San Diego as Lead Agency has reviewed and considered the Addendum to the EIR Nos. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996 prior to approving the project; and
10. Adopting the Mitigation Monitoring and Reporting Program.

CIVIL DIVISION

07 JUL -5 AM 11:25

CITY ATTORNEY

001097

**The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER**

CERTIFICATE OF UNALLOTTED BALANCE

AC 2700862

ORIGINATING

DEPT. NO.: 446

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount: \$357,983.00 Fund: 79008/10608

Purpose: To authorize the increase to the CIP budget in Carmel Valley Community Park CIP budgets

Date: June 29, 2007

By:



Caryn McGriff

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
1	0	79008			9544					\$204,983.00
2	0	10608			9544					\$153,000.00
TOTAL AMOUNT										\$357,983.00

FUND OVERRIDE ☐

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed: _____

Vendor: _____

Purpose: _____

Date: _____

By:

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

AC-361 (REV 2-92)

FUND OVERRIDE ☐

AC 2700862

NOTICE OF DETERMINATION

TO: X Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

001099

X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Project Number: 25663

State Clearinghouse Number: 97111053

Permit Applicant: Jim Winter, City of San Diego, Park & Recreation Department, 202 C Street, MS 35, San Diego, CA, 92101, (619) 533-3112.

Project Title: CARMEL VALLEY COMMUNITY PARK SOUTH

Project Location: The project site is located within Neighborhood 8A of the Carmel Valley community planning area and is bounded to the south by Fairport Way.

Project Description: CITY COUNCIL approval to construct a community park adjacent to a proposed elementary school site. The park would provide for two outdoor basketball courts, two softball fields with athletic field lighting, and a multi-purpose field, passive picnic areas with shelters, playground area for children, walkways, observation deck and landscaping. In addition an approximately 16,300-square-foot recreation building and a 250-square-foot comfort station/storage building would also be included. The project site is located within Neighborhood 8A of the Carmel Valley community planning area. Applicant: City of San Diego, Park & Recreation Department, Park Planning & Development Division.

This is to advise that the City of San Diego City Counsel, on _____, approved the above described project and made the following determinations:

1. The project in its approved form ____ will, X will not, have a significant effect on the environment.
2. X An Addendum to Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
____ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
____ An addendum to Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures X were, ____ were not, made a condition of the approval of the project.
4. (EIR only) Findings ____ were, ____ were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations ____ were, ____ was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Land Development Review Division, Fifth Floor, City Operations Building, 1222 First Avenue, San Diego, CA 92101.

Analyst: Shearer-Nguyen

Telephone: (619) 446-5369

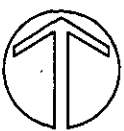
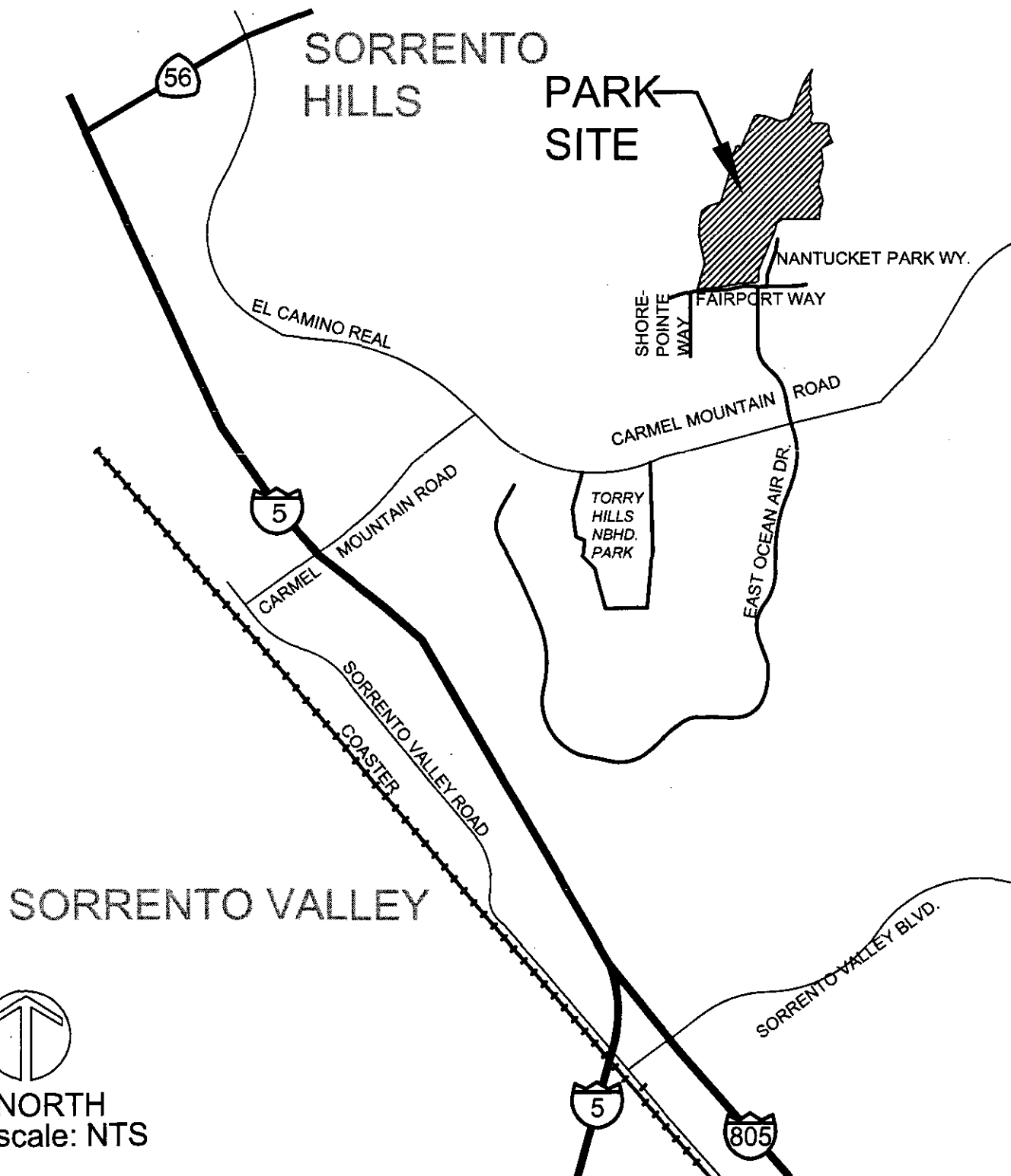
Filed by: _____

Signature

Title

CARMEL VALLEY COMMUNITY PARK SOUTH

001101



NORTH
scale: NTS

VICINITY MAP

001103

CARMEL VALLEY NEIGHBORHOOD 8A

Mitigation Monitoring and Reporting Program

LDR No. 96-7996
SCH No. 97111053

Draft: April 17, 1998; Final: June 18, 1998

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Introduction

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Carmel Valley *Neighborhood 8A* project (LDR No. 96-7996/SCH No. 97111053) to comply with the mitigation monitoring statute (*Public Resource Code* § 21081.6) which requires public agencies to adopt such programs to ensure effective implementation of the mitigation measures. This program shall be a requirement of the discretionary actions associated with the Carmel Valley *Neighborhood 8A* project.

The following text includes a list of mitigation measures identified in the environmental impact report and the monitoring efforts necessary to ensure that the mitigation measures are properly implemented. Mitigation measures, monitoring and reporting requirements shall be as defined in the environmental impact report and may require further detail prior to construction and/or following project implementation.

Specific mitigation measures are presented in the following sections of this MMRP.

	<u>Section</u>
TRANSPORTATION/CIRCULATION	1
VISUAL QUALITY/LANDFORM ALTERATION	2
BIOLOGICAL RESOURCES	3
HYDROLOGY/WATER QUALITY	4
GEOLOGY AND SOILS	5
NOISE	6
CULTURAL RESOURCES	7
PALEONTOLOGICAL RESOURCES	8
PUBLIC FACILITIES (SCHOOLS)	10
PUBLIC FACILITIES (FIRE SAFETY)	11

001106
1. Transportation/Circulation

Mitigation, Monitoring and Reporting Program

The following measures shall be implemented for each Land Use Option and sub-option:

- 1-1 Prior to the issuance of building permits for any parcel of *Neighborhood 8A*, the applicant(s) shall provide adequate eastbound to northbound left-turn capacity at the intersection of Carmel Mountain Road and "C" Street [Ocean Air Drive].
- 1-2 Prior to the issuance of building permits, the applicant(s) shall contribute fair share to the cost of signalizing the intersection of Sorrento Valley Road and Carmel Mountain Road.

Traffic volumes generated by Land Use Options 2 and 3 and their respective sub-options require the on-site construction of Street "A". To ensure the construction of this roadway when needed to accommodate traffic loads, the following measure shall be implemented:

- 1-3 Prior to issuance of building permits, the applicant(s) shall be responsible for the construction of Carmel Creek Road/Street "A" through *Neighborhood 8A*. Portions of this roadway may be included in the Carmel Valley South FBA. If this inclusion occurs, each project applicant shall pay its fair share for the construction of Carmel Creek Road/Street "A" through required FBA contributions.

Under short-term conditions (existing plus project plus Sorrento Hills), with the addition of 46,703 ADT from Sorrento Hills (assuming re-opening of Sorrento Valley Road), the addition of project traffic would result in a direct impact to the intersections of Sorrento Valley Road/Carmel Mountain Road and El Camino Real/Carmel Mountain Road/Carmel Creek Road South, requiring mitigation. With implementation of the following mitigation measures, up to 766 building permits may be issued in *Neighborhood 8A*.

- 1-4 Prior to the issuance of building permits, the applicant(s) shall re-stripe the westbound left turn lane at the Sorrento Valley Road/Carmel Mountain Road intersection.
- 1-5 Prior to the issuance of building permits, the applicant(s) shall be responsible for the provision of a westbound right turn lane and an additional southbound right turn lane at the El Camino Real/Carmel Mountain Road/Carmel Creek Road South intersection.

With the addition of Sorrento Hills traffic and Sorrento Valley Road open, construction of the I-5/Carmel Mountain Road interchange would be necessary to maintain acceptable levels of service at area intersections in the near-term when more than 766 dwelling units are constructed in *Neighborhood 8A*. The following mitigation measure shall be implemented to maintain acceptable levels of service:

- 1-6 Construction of the I-5/Carmel Mountain Road interchange must begin within one year of issuance of the 767th building permit in *Neighborhood 8A*.

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Because Land Use Options 1 and 2, including sub-options 2A and 2B, and the Land Use Option 3 sub-option assume no connection to Carmel Creek Road North is made, cumulative impacts under buildout conditions with Sorrento Valley Road open at the Carmel Valley/I-5 Northbound and SR-56E/El Camino Real intersections would result. Mitigation is required as follows to reduce these impacts to below a level of significance:

- 1-7 Prior to the issuance of building permits, the applicant(s) shall construct an exclusive eastbound right turn lane and a third northbound through lane at the SR-56/El Camino Real intersection. Also within the median area south of the eastbound ramp, the applicant(s) shall provide a northbound left turn storage area.

Analysis for the buildout condition for all Land Use Options and sub-options show cumulative impacts associated with the closure of Sorrento Valley Road. Buildout conditions utilized in the traffic study prepared for the closure of Sorrento Valley Road assumed *Neighborhood 8A* development of 995 units. Land Use Options 1 and 2 are less than the assumed buildout density of 995 units. Mitigation measures required for the closure or partial closure of this roadway are as follows:

- 1-8 Prior to issuance of building permits and if Sorrento Valley Road is closed to vehicular traffic, the applicant(s) shall construct a triple left turn lane at the intersection of El Camino Real/Carmel Mountain Road/Carmel Creek Road South.

2. Visual Quality/Landform Alteration

The following mitigation measures shall be implemented for the adopted Land Use Option and for all approved Vesting Tentative Maps (VTMs) and Planned District Development Permits (PDDPs).

- 2-1 As a condition of Vesting Tentative Map approval and prior to the issuance of grading permits, the City of San Diego's Land Development Review shall review final maps and grading plans to verify *implementation of proposed contour grading of manufactured slopes where feasible*. Field inspectors with the City of San Diego's Development Services shall inspect the grading to ensure conformance with approved grading plans.
- 2-2 Manufactured slopes over ten feet in height with high visibility from major public roads or neighborhood and community public facilities should be contoured or undulated to produce a more naturalized appearance. This guideline shall not apply to obscured or partial views or to private rear yards. This guideline also shall not apply in areas where such contouring would conflict with a project-specific soils engineer's recommendation, where the nature of the terrain makes it physically or economically infeasible, or where implementation of contour grading would result in a significant disturbance to sensitive vegetation. Landscaping techniques using plant material of varying heights should be used in conjunction with contour grading to create a undulated slope appearance. Native plant materials should be used adjacent to natural open space areas.

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3. Biological Resources

Land Use Option 1

- 3-1 On-site preservation and off-site acquisition of offsite mitigation lands on a parcel by parcel basis shall take place in conjunction with implementation of specific mitigation measures for each parcel specific tentative map as discussed below under the parcel by parcel analysis.

3-1a Loma Sorrento

Mitigation for upland impacts on the Loma Sorrento Parcel under Land Use Option 1 shall consist of both on-site preservation and off-site purchase of in-tier habitat. On-site preservation on the Loma Sorrento Parcel shall include preservation of a total of 25.57 acres. The on-site preservation consists of a variety of habitat types (see column F, Table 1, *Summary of Biological Impacts and Mitigation Requirements for Land Use Option 1*). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Offsite preservation for the Loma Sorrento Parcel under Land Use Option 1 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 1.45 acres of Tier III habitat shall be acquired. If habitat is purchased outside the MHPA, a total of 2.90 acres of Tier III habitat shall be acquired. Please refer to Table 1 for additional mitigation requirements for on-site public facilities on this parcel.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-1b Torrey Surf

Mitigation for the upland impacts on the Torrey Surf Parcel under Land Use Option 1 shall consist of both on-site preservation and off-site purchase of in-tier habitat. On-site preservation on the Torrey Surf Parcel shall include preservation of a total of 12.8 acres. The on-site preservation consists of a variety of habitat types (see column F, Table 1). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Offsite preservation for the Torrey Surf Parcel under Land Use Option 1 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 0.93 acre of Tier II habitat shall be acquired. If habitat is purchased outside the MHPA, a total of 1.4 acres of Tier II habitat shall be acquired. Please refer to Table 1 for additional mitigation requirements for on-site public facilities on this parcel.

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3-1c Carmel Estates

Mitigation for the upland impacts on the Carmel Estates Parcel under Land Use Option 1 shall consist of both on-site preservation and off-site purchase of in-tier habitat. On-site preservation on the Carmel Estates Parcel shall include preservation of a total of 2.4 acres. The on-site preservation consists of a variety of habitat types (see column F, Table 1). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Offsite preservation for the Carmel Estates Parcel under Land Use Option 1 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 10.29 acres shall be acquired including 9.39 acres of Tier I habitat, 0.85 acres of Tier II habitat and 0.05 acre of Tier III habitat. If habitat is purchased outside the MHPA, a total of 20.16 acres shall be acquired including 18.78 acres of Tier I habitat, 1.28 acres of Tier II habitat, and 0.10 acres of Tier III habitat.

Development of Carmel Estates under Land Use Option 1 would also result in impacts to 0.06 acre of seasonal isolated wetland. Mitigation of this impact would require creation of wetlands at a 3:1 ratio (0.18 acre) either on-site or off-site to satisfy no net loss requirements.

3-1d Torrey Pines Estates

A total of 40.5 acres shall be preserved on the Torrey Pines Estates parcel under Land Use Option 1. The on-site preservation consists of a variety of habitat types (see column F, Table 1). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. No off-site upland mitigation would be required for Torrey Pines Estates under Land Use Option 1. Development of Torrey Pines Estates under Land Use Option 1 would result in impacts to 0.14 acre of southern willow scrub. Mitigation of this impact would require creation of wetlands at a 3:1 ratio (0.42 acre) either on-site or off-site to satisfy no net loss requirements. Please refer to Table 1 for additional mitigation requirements for on-site public facilities on this parcel.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-1e Parcels A & B

Mitigation for the upland impacts on Parcels A&B under Land Use Option 1 shall consist of both on-site preservation and off-site purchase of in-tier habitat. On-site preservation on Parcels A&B shall include preservation of a total of 127.9 acres. The on-site preservation consists of habitat types (see Column F, Table 1). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Off-site preservation for the Parcels A&B under Land Use Option 1 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 2.98 acres of Tier II habitat shall be acquired. If habitat is purchased outside the MHPA, a total of 4.47 acres of Tier II habitat shall be acquired. Please refer to Table 1 for additional mitigation requirements for on-site public

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facilities on this parcel.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-1f Small Property Owner Parcels

Specific mitigation requirements for the Small Property Owner Parcels would need to be determined when individual development plans are proposed. Mitigation would be required for impacts beyond 25% encroachment and to wetlands and narrow endemics.

Land Use Option 2

3-2 On-site preservation and off-site acquisition of offsite mitigation lands on a parcel by parcel basis shall take place in conjunction with implementation of specific mitigation measures for each parcel specific tentative map as discussed below under the parcel by parcel analysis.

3-2a Loma Sorrento

Mitigation for the upland impacts on the Loma Sorrento Parcel under Land Use Option 2 shall consist of both on-site preservation and off-site purchase of in-tier habitat. Prior to issuance of a grading permit the environmental review manager of the Development Services Department shall review the tentative map to ensure that on-site preservation and off-site purchase has occurred. On-site preservation on the Loma Sorrento Parcel shall include preservation of a total of 9.88 acres. The on-site preservation consists of habitat types (see Column F, Table 2, *Summary of Biological Impacts and Mitigation Requirements for Land Use Option 2*). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Offsite preservation for the Loma Sorrento Parcel under Land Use Option 2 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 24.55 acres shall be acquired including 17.32 acres of Tier I habitat, 4.71 acres of Tier II habitat, and 2.52 acres of Tier III habitat. If habitat is purchased outside the MHPA, a total of 44.28 acres shall be acquired including 32.18 acres of Tier I habitat, 7.07 acres of Tier II habitat, and 5.03 acres of Tier III habitat. Please refer to Table 2 for additional mitigation requirements for on-site public facilities on this parcel.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction

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of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

To mitigate impacts to long-term conservation of biological resources on the Loma Sorrento parcel, acquisition of 4.66 acres within the MHPA would be required in addition to the off-site preservation required for mitigation of direct impacts. The acquisition would need to be within the MHPA and provide equal or similar functional equivalency to that being lost. The following criteria shall be employed in the investigation and selection of acquisition sites:

- 1) Acquisition sites shall be located within the MHPA;
- 2) Acquisition sites shall be a minimum of 4.66 acres in size;
- 3) Acquisition sites shall be potentially developable under the requirements of the OR-1 and OR-2 Zones, and development rights shall be obtained as part of the acquisition such that the acquired land within the MHPA will no longer be available for development;
- 4) Acquisition sites shall replace habitat acreage eliminated from the MHPA in-Tier or, if in-Tier replacement is not provided, acquisition sites shall contribute positively to preserve functions and values by (a) providing for increased functionality with respect to wildlife movement, habitat linkages, connectivity; (b) providing for increased functionality by eliminating a potential development area in the preserve, thereby minimizing edge effects, fragmentation and management requirements; and (c) providing for conservation of species of concern not on the MSCP covered species list.

3-2b Torrey Surf

No preservation would occur on the Torrey Surf parcel under Land Use Option 2 as shown in Table 2. Mitigation for the upland impacts on the Torrey Surf Parcel under Land Use Option 2 shall consist of off-site purchase of in-tier habitat. Prior to issuance of a grading permit, the environmental review manager of the Development Services Department shall review the tentative map to ensure that offsite purchase has occurred. Offsite preservation for the Torrey Surf Parcel under Land Use Option 2 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 15.97 acres shall be acquired including 12.83 acres of Tier I habitat, 2.25 acres of Tier II habitat, and 0.89 acres of Tier III habitat. If habitat is purchased outside the MHPA, a total of 30.82 acres shall be acquired including 25.66 acres of Tier I habitat, 3.38 acres of Tier II habitat, and 1.78 acres of Tier III habitat.

Development of the Torrey Surf parcel under Land Use Option 2 would result in impacts to 0.03 acre of vernal pool habitat. Prior to issuance of grading permits, a vernal pool mitigation plan shall be reviewed and approved by the Environmental Review Manager. As a guideline, the mitigation plan should provide for replacement of vernal pool surface area at a ratio of 2:1. In addition, a ratio of 15:1 shall be used as a guideline for preservation of upland habitat around the vernal pool surface area to ensure capture of sufficient watershed area.

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3-2c Carmel Estates

Mitigation for the upland impacts on the Carmel Estates Parcel under Land Use Option 2 shall consist of both on-site preservation and off-site purchase of in-tier habitat. Prior to issuance of a grading permit, the environmental review manager of the Development Services Department shall review the tentative map to ensure that on-site preservation and offsite purchase has occurred. On-site preservation on the Carmel Estates Parcel shall include preservation of a total of 0.16 acre. The on-site preservation consists of habitat types (see Column F, Table 2). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Offsite preservation for the Carmel Estates Parcel under Land Use Option 2 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 12.59 acres shall be acquired including 11.71 acres of Tier I habitat, 0.85 acres of Tier II habitat and 0.03 acres of Tier III habitat. If habitat is purchased outside the MHPA, a total of 24.76 acres shall be acquired including 23.42 acres of Tier I habitat, 1.28 acres of Tier II habitat, and 0.06 acres of Tier III habitat.

In addition, development of the Carmel Estates parcel under Land Use Option 2 would result in impacts to 0.06 acre of isolated wetland. Prior to issuance of grading permits, a mitigation plan for impacts to 0.06 acre of isolated seasonal wetland habitat shall be submitted for approval to the Environmental Review Manager of Development Services Department. Mitigation requirements would include creation of wetland habitat on-site or off-site at a 3:1 ratio (0.18 acre) to satisfy no net loss requirements.

3-2d Torrey Pines Estates

Mitigation for the upland impacts on the Torrey Pines Estates Parcel under Land Use Option 2 shall consist of both on-site preservation and off-site purchase of in tier habitat. On-site preservation on the Torrey Pines Parcel shall include preservation of a total of 23.21 acres. The on-site preservation consists only of Tier I - III habitats shown on Table 2, column F. Prior to issuance of a grading permit the environmental review manager of the Development Services Department shall review the tentative map to ensure that on-site preservation and offsite purchase has occurred. Offsite preservation for the Torrey Pines Estates Parcel under Land Use Option 2 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 12.92 acres of Tier I habitat shall be acquired. If habitat is purchased outside the MHPA, a total of 19.38 acres of Tier I habitat shall be acquired. Please refer to Table 2 for additional mitigation requirements for on-site public facilities on this parcel.

Mitigation for the upland impacts on the Torrey Pines Estates Parcel under Land Use Option 2 with Sub-Option A shall consist of on-site preservation of in tier habitat. Prior to issuance of a grading permit the environmental review manager of the Development Services Department shall review the tentative map to ensure that on-site preservation has occurred. On-site preservation on the Torrey Pines Parcel with Sub-Option A shall include preservation of a total of 32.39 acres. The on-site preservation consists of habitat types (see Column F, Table 3, *Summary of Biological Impacts and Mitigation Requirements for Land Use Option 2 with Sub-options A and B*). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Prior to issuance of a grading permit the environmental review manager of the Development Services

001114 Department shall review the tentative map to ensure that on-site preservation has occurred. No off-site mitigation is required with Sub-Option A.

Mitigation for the upland impacts on the Torrey Pines Estates Parcel under Land Use Option 2 with Sub-Option B shall consist of both on-site preservation and off-site purchase of in tier habitat. Prior to issuance of a grading permit the environmental review manager of the Development Services Department shall review the tentative map to ensure that on-site preservation and offsite purchase has occurred. On-site preservation on the Torrey Pines Parcel shall include preservation of a total of 17.03 acres. The on-site preservation consists of habitat types (see Column F, Table 3). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Prior to issuance of a grading permit the environmental review manager of the Development Services Department shall review the tentative map to ensure that on-site preservation has occurred. Offsite preservation for the Torrey Pines Estates Parcel under Land Use Option 2 with Sub-Option B shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 14.39 acres of Tier I habitat shall be acquired. If habitat is purchased outside the MHPA, a total of 21.57 acres of Tier I habitat shall be acquired.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-2d Parcels A & B

Mitigation for the upland impacts on the Parcels A&B under Land Use Option 2 shall consist of both on-site preservation and off-site purchase of in tier habitat. On-site preservation on Parcels A&B shall include preservation of a total of 113.02 acres, consisting of the habitat types shown in Table 2 column F. Offsite preservation for the Parcels A&B under Land Use Option 2 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 5.14 acres of Tier II habitat shall be acquired. If habitat is purchased outside the MHPA, a total of 7.71 acres of Tier II habitat shall be acquired. Please refer to Table 2 for additional mitigation requirements for on-site public facilities on this parcel.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-2f Small Property Owner Parcels

Specific mitigation requirements for the Small Property Owner Parcels would need to be determined when individual development plans are proposed. Mitigation would be required for impacts beyond 25% encroachment and to wetlands and narrow endemics.

Land Use Option 3

3-3 On-site preservation and off-site acquisition of offsite mitigation lands on a parcel by parcel basis shall take place in conjunction with implementation of specific mitigation measures for each parcel specific tentative map as discussed below under the parcel by parcel analysis.

3-3a Loma Sorrento

Mitigation for the upland impacts on the Loma Sorrento Parcel under Land Use Option 3 shall consist of both on-site preservation and off-site purchase of in-tier habitat. On-site preservation on the Loma Sorrento Parcel shall include preservation of a total of 8.46 acres. The on-site preservation consists of habitat types (see Column F, Table 4, *Summary of Biological Impacts and Mitigation Requirements for Land Use Option 3*). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Offsite preservation for the Loma Sorrento Parcel under Land Use Option 3 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 27.39 acres shall be acquired including 18.56 acres of Tier I habitat, 6.30 acres of Tier II habitat, and 2.53 acres of Tier III habitat. If habitat is purchased outside the MHPA, a total of 48.64 acres shall be acquired including 33.85 acres of Tier I habitat, 9.45 acres of Tier II habitat, and 5.34 acres of Tier III habitat. Please refer to Table 4 for additional mitigation requirements for on-site public facilities on this parcel.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-3b Torrey Surf

No habitat would be preserved on the Torrey Surf parcel under Land Use Option 3 as shown in Table 4, column F. Mitigation for the upland impacts on the Torrey Surf Parcel under Land Use Option 3 shall consist of off-site purchase of in tier habitat. Off-site preservation for the Torrey Surf Parcel under Land Use Option 3 shall consist of off-site purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 15.97 acres shall be acquired including 12.83 acres of Tier I habitat, 2.25 acres of Tier II habitat, and 0.89 acres of Tier III habitat. If habitat is purchased outside the MHPA, a total of 30.82 acres shall be

001116 acquired including 25.66 acres of Tier I habitat, 3.38 acres of Tier II habitat, and 1.78 acres of Tier III habitat.

Development of the Torrey Surf parcel under Land Use Option 3 would result in impacts to 0.03 acre of vernal pool habitat. Prior to issuance of grading permits, a vernal pool mitigation plan shall be reviewed and approved by the Environmental Review Manager of the Development Services Department. As a guideline, the mitigation plan should provide for replacement of vernal pool surface area at a ratio of 2:1. In addition, a ratio of 15:1 shall be used as a guideline for preservation of upland habitat around the vernal pool surface area to ensure capture of sufficient watershed area.

3-3c Carmel Estates

Mitigation for the upland impacts on the Carmel Estates Parcel under Land Use Option 3 shall consist of both on-site preservation and off-site purchase of in-tier habitat. On-site preservation on the Carmel Estates Parcel shall include preservation of a total of 0.16 acre. The on-site preservation consists of habitat types (see Column F, Table 4). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Off-site preservation for the Carmel Estates Parcel under Land Use Option 3 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 12.59 acres shall be acquired including 11.71 acres of Tier I habitat, 0.85 acres of Tier II habitat and 0.03 acres of Tier III habitat. If habitat is purchased outside the MHPA, a total of 24.76 acres shall be acquired including 23.42 acres of Tier I habitat, 1.28 acres of Tier II habitat, and 0.06 acres of Tier III habitat.

Development of the Carmel Estates parcel under Land Use Option 3 would result in impacts to 0.06 acre of isolated wetland. Mitigation requirements would include creation of wetland habitat on-site or off-site at a 3:1 ratio (0.18 acre) to satisfy no net loss requirements.

3-3d Torrey Pines Estates

Mitigation for the upland impacts on the Torrey Pines Estates Parcel under Land Use Option 3 shall consist of both on-site preservation and off-site purchase of in tier habitat. On-site preservation on the Torrey Pines Estates Parcel shall include preservation of a total of 17.75 acres. The on-site preservation consists of habitat types (see Column F, Table 4). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Off-site preservation for the Torrey Pines Estates Parcel under Land Use Option 3 shall consist of offsite purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 26.08 acres of Tier I habitat shall be acquired. If habitat is purchased outside the MHPA, a total of 39.12 acres of Tier I habitat shall be acquired. Please refer to Table 4 for additional mitigation requirements for on-site public facilities on this parcel.

Development of Torrey Pines Estates under Land Use Option 3 would result in impacts to 0.26 acre of southern willow scrub. Mitigation of this impact would require creation of wetlands at a 3:1 ratio (0.78 acre) either on-site or off-site to satisfy no net loss requirements.

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Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-3e Parcels A & B

Mitigation for the upland impacts on the Parcels A&B under Land Use Option 3 shall consist of both on-site preservation and off-site purchase of in-tier habitat. On-site preservation on Parcels A&B shall include preservation of a total of 68.19 acres. The on-site preservation consists of habitat types (see Column F, Table 4). Only Tier I through Tier III habitat types would contribute to mitigation of direct habitat impacts. Off-site preservation for Parcels A&B under Land Use Option 3 shall consist of off-site purchase of habitat either within or outside the MHPA (see column L). If habitat is purchased inside the MHPA, a total of 16.39 acres shall be acquired including 8.66 acres of Tier I habitat and 7.73 acres of Tier II habitat. If habitat is purchased outside the MHPA, a total of 28.92 acres shall be acquired including 17.32 acres of Tier I habitat and 11.60 acres of Tier II habitat. Please refer to Table 4 for additional mitigation requirements for on-site public facilities on this parcel.

Impacts to the south coast saltbush, *Atriplex pacifica*, shall be avoided where possible. Where avoidance is not possible, seeds shall be collected at seed set and planted in a protected areas (such as the MHPA) where similar hydrology, soils (including proper pH and salinity), vegetation, slope and aspect are present. Plants should be located in areas that do not contain the species already, unless these areas are evaluated for carrying capacity, but should be located where appropriate habitat is available. A detailed restoration plan shall be submitted and approved, to the satisfaction of the City Manager and the California Department of Fish and Game, prior to issuance of the grading permit.

3-3f Small Property Owner Parcels

Specific mitigation requirements for the Small Property Owner Parcels would need to be determined when individual development plans are proposed. Mitigation would be required for impacts beyond 25% encroachment and to wetlands and narrow endemics.

TABLE 1
SUMMARY OF BIOLOGICAL IMPACTS AND MITIGATION REQUIREMENTS FOR LAND USE OPTION 1

Parcel	Plant Community	Vegetation Tier	Option 1 Impacts		25% Encroachment Allowance		Onsite Preservation Habitat		Impacts Not Offset by On-site Preservation Inside or Outside MHPA ¹		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA ²		Remaining Impacts Requiring Off-site Mitigation ³		Off-site Mitigation Needs for On-site Impacts Inside the MHPA ⁴		Off-site Mitigation Needs for On-site Impacts Outside the MHPA ⁵		Total Off-site Mitigation Requirements ⁶		
			Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	
Loma Sorrento	Southern maritime chaparral	I	0.00	6.96	N/A	N/A	3.86	9.02	0.00	2.45	3.86	0.00									
	Native grassland	I	0.00	0.38	N/A	N/A	0.00	0.10	0.00	0.33	0.00	0.00									
	TIER I TOTALS:								0.00	2.78	3.86	0.00	0.00	2.78	0.00	0.00	5.56	8.34	5.66	8.34	
	Diegan coastal sage scrub	II	0.00	5.65	N/A	N/A	2.91	4.43	0.00	2.70	2.91	0.00									
	TIER II TOTALS:								0.00	2.70	2.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Non-native grassland	IIIB	0.00	4.23	N/A	N/A	0.13	1.33	0.00	2.90	0.00	0.13									
	TIER III TOTALS:								0.00	2.90	0.00	0.00	0.00	2.90	0.00	0.00	0.00	0.00	0.00		
	Agricultural lands	IV	0.00	0.66	N/A	N/A	0.00	0.51													
Eucalyptus woodland/exotics	IV	1.51	4.01	N/A	N/A	0.18	0.64														
Torrey Surf	Disturbed habitat	IV	1.29	3.01	N/A	N/A	0.43	1.23													
	Urban (structure foundation)	IV	0.00	0.03	N/A	N/A	0.00	0.03													
	Perennial grassland	I	0.00	0.00	N/A	N/A	0.00	0.21	0.00	0.00	0.00	0.21									
	Disturbed chaparral	I	0.00	0.17	N/A	N/A	0.00	0.14	0.00	0.10	0.00	0.00									
	Southern mixed chaparral & boids	I	0.00	3.43	N/A	N/A	0.00	8.88	0.00	0.00	0.00	2.02									
	TIER I TOTALS:								0.00	0.10	0.00	2.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Diegan coastal sage scrub	II	0.00	1.37	N/A	N/A	0.00	0.88	0.00	0.93	0.00	0.00									
	TIER II TOTALS:								0.00	0.93	0.00	0.00	0.00	0.93	0.00	0.00	0.93	1.40	0.93		
Carmel Estates	Disturbed grassland	IIIB	0.00	0.05	N/A	N/A	0.00	1.73	0.00	0.00	0.00	0.00									
	TIER III TOTALS:								0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Chaparral	I	0.00	10.23	N/A	N/A	0.00	1.80	0.00	9.33	0.00	0.00									
	Perennial grassland	I	0.00	0.06	N/A	N/A	0.00	0.00	0.00	0.06	0.00	0.00									
	TIER I TOTALS:								0.00	9.39	0.00	0.00	0.00	9.39	0.00	0.00	9.39	18.78	9.39		
	Coastal sage scrub	II	0.00	0.85	N/A	N/A	0.00	0.00	0.00	0.85	0.00	0.00									
	TIER II TOTALS:								0.00	0.85	0.00	0.00	0.00	0.85	0.00	0.00	0.85	1.28	0.85		
	Non-native grassland	IIIB	0.00	0.10	N/A	N/A	0.00	0.00	0.00	0.10	0.00	0.00									
Torrey Pines Estates	TIER III TOTALS:								0.00	0.10	0.00	0.00	0.00	0.10	0.00	0.00	0.05	0.10	0.05		
	Disturbed habitat	IV	0.00	2.40	N/A	N/A	0.00	0.60													
	Graded area	IV	0.00	6.30	N/A	N/A	0.00	0.00													
	Seasonal isolated wetland		0.00	0.06	N/A	N/A	0.00	0.00													
	Chamise chaparral	I	0.29	0.00	0.29	0.00	12.35	0.00	0.00	0.00	12.35	0.00									
	Southern maritime chaparral	I	0.00	0.00	0.00	0.00	1.13	0.00	0.00	0.00	1.13	0.00									
	Scrub oak chaparral	I	0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00									
	Southern mixed chaparral	I	2.01	0.00	2.01	0.00	11.92	0.00	0.00	0.00	11.92	0.00									
Parcels A and B	Perennial grassland	I	0.31	0.15	0.15	0.00	0.16	0.00	0.00	0.00	0.16	0.00									
	TIER I TOTALS:								0.00	0.00	25.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Diegan coastal sage scrub	II	9.34	0.00	9.34	1.02	12.34	1.53	0.00	0.00	12.34	1.53									
	TIER II TOTALS:								0.00	0.00	12.34	1.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Southern willow scrub	IV	0.14	0.00	0.14	0.00	0.15	0.00													
	Eucalyptus	IV	0.77	0.00	0.77	0.00	0.00	0.00													
	Disturbed habitat	IV	0.20	0.00	0.20	0.00	0.92	0.00													
	TIER III TOTALS:																				
Parcels A and B	Chaparral	I	0.27	12.03	N/A	N/A	68.45	37.72	0.00	0.00	55.88	37.72									
	Grassland	I	0.00	0.00	N/A	N/A	2.47	3.52	0.00	0.00	0.00	0.00									
	Chaparral	I	0.00	0.00	N/A	N/A	5.14	0.00	0.00	0.00	5.14	0.00									

TABLE 1
SUMMARY OF BIOLOGICAL IMPACTS AND MITIGATION REQUIREMENTS FOR LAND USE OPTION 1

Parcel	Plant Community	Vegetation Tier	Option 1 Impacts		25% Encroachment Allowance ²		Onsite Preservation Habitat ³		Impacts Not Offset by On-site Preservation Inside or Outside MHPA ⁴		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA ⁴		Remaining Impacts Remaining After Off-site Mitigation ⁵		Off-site Mitigation Needs for On-site Impacts Inside the MHPA ⁶		Off-site Mitigation Needs for On-site Impacts Outside the MHPA ⁶		Total Off-site Mitigation Requirements ⁷	
			Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA
	TIER I TOTALS:								0.00	0.00	61.02	37.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Coastal sage scrub	II	0.00	10.10	N/A	N/A	0.37	6.31	0.00	5.89	0.37	0.00								
	Other scrub vegetation	II	0.00	0.00	N/A	N/A	0.08	0.00	0.00	0.00	0.08	0.00								
	Coastal sage scrub	II	0.00	0.00	N/A	N/A	2.46	0.00	0.00	0.00	2.46	0.00								
	TIER II TOTALS:								0.00	5.89	2.91	0.00	0.00	2.98	0.00	0.00	2.98	4.47	2.98	4.47
Small Property Owner Parcels	Southern maritime chaparral	I	11.61	0.02	3.24	0.00	0.00	0.02	0.00	0.00	0.00	0.00								
	TIER I TOTALS:								0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Non-native grassland	III	0.99	0.00	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00								
	TIER III TOTALS:								0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PUBLIC FACILITY IMPACTS																				
Loma Sorrento	Diegan coastal sage scrub	II	0.00	0.05	N/A	N/A	0.00	0.00	0.00	0.05	0.00	0.00								
	TIER II TOTALS:								0.00	0.05	0.00	0.00	0.00	0.23	0.00	0.00	0.05	0.08	0.05	0.08
	Non-native grassland	III	0.00	0.00	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00								
	TIER III TOTALS:								0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Disturbed Lands		0.00	0.00																
Torrey Surf	Southern mixed chaparral	I	0.00	0.05	N/A	N/A	0.00	0.00	0.00	0.05	0.00	0.00								
	TIER I TOTALS:								0.05	0.00	0.00	0.00	0.05	0.00	0.00	0.10	0.15	0.10	0.15	
	Diegan coastal scrub	II	0.00	0.04	N/A	N/A	0.00	0.00	0.00	0.04	0.00	0.00								
	TIER II TOTALS:								0.00	0.04	0.00	0.00	0.00	0.04	0.00	0.00	0.04	0.06	0.04	0.06
Torrey Pines Estates	Diegan coastal sage scrub	II	0.07	0.37	N/A	N/A	0.00	0.00	0.07	0.37	0.00	0.00								
	TIER II TOTALS:								0.07	0.37	0.00	0.00	0.07	0.37	0.07	0.14	0.37	0.58	0.44	0.70
Parcels A, B and C	Chaparral	I	1.48	0.98	N/A	N/A	0.00	0.00	1.48	0.98	0.00	0.00								
	Grassland	I	0.09	0.00	N/A	N/A	0.00	0.00	0.09	0.00	0.00	0.00								
	Southern maritime chaparral	I	0.32	0.00	N/A	N/A	0.00	0.00	0.32	0.00	0.00	0.00								
	TIER I TOTALS:								1.89	0.98	0.00	0.00	1.89	0.98	3.78	5.67	0.98	1.96	4.76	7.63
	Coastal sage scrub	II	0.22	0.10	N/A	N/A	0.00	0.00	0.22	0.10	0.00	0.00								
	TIER II TOTALS:								0.22	0.10	0.00	0.00	0.22	0.10	0.22	0.44	0.10	0.15	0.32	0.59

- Notes:**
- ¹ Acreage of direct impacts for Land Use Option analyzed.
 - ² Acreage of 25% encroachment allowance for parcels located entirely within the MHPA encroachment allowance deducted from direct impacts (applied only to Torrey Pines Estates and Small Property Owner Parcels).
 - ³ Acreage of habitat preserved on-site, not including brush management (brush management is considered to be impact and preservation neutral).
 - ⁴ Acreage of remaining impacts after applying credit for on-site preservation acreage at appropriate ratios (e.g., impacts within the MHPA are mitigated by on-site, preservation land within the MHPA; impacts outside MHPA are mitigated by on-site preservation outside the MHPA). If on-site preservation acreage is greater than impacts after applying ratio, impacts are fully mitigated on-site.
 - ⁵ Acreage of remaining impacts after applying credit for on-site preservation at appropriate ratio and in appropriate location (inside or outside MHPA); (e.g., if onsite mitigation/preservation opportunities remained after applying credits as described in Footnote 4, they were credited in the calculations in this column, ensuring full credit for all onsite mitigation/preservation).
 - ⁶ By tier, acreage of impacts not mitigated after applying all possible mitigation credits for on-site preservation.
 - ⁷ By tier, off-site mitigation required for remaining onsite impacts inside the MHPA.
 - ⁸ By tier, off-site mitigation required for remaining on-site impacts outside the MHPA.
 - ⁹ By tier, total off-site mitigation requirements (totals shown in two columns - Inside MHPA and Outside MHPA - refer to requirements if off-site mitigation is provided either Inside MHPA or Outside the MHPA; columns are not additive).

TABLE 2
SUMMARY OF BIOLOGICAL IMPACTS AND MITIGATION REQUIREMENTS FOR LAND USE OPTION 2

Parcel	Plant Community	Vegetation Tier	Option 2 Impacts		25% Encroachment Allowance		On-site Preservation Habitat		Impacts Not Offset by On-site Preservation Inside or Outside MHPA		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA		Remaining Impacts Requiring Off-Site Mitigation		Off-site Mitigation Needs for On-site Impacts Inside the MHPA		Off-site Mitigation Needs for On-site Impacts Outside the MHPA		Total Off-site Mitigation Requirements	
			Option 2 Impacts		25% Encroachment Allowance		On-site Preservation Habitat		Impacts Not Offset by On-site Preservation Inside or Outside MHPA		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA		Remaining Impacts Requiring Off-Site Mitigation		Off-site Mitigation Needs for On-site Impacts Inside the MHPA		Off-site Mitigation Needs for On-site Impacts Outside the MHPA		Total Off-site Mitigation Requirements	
			Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA
Loma Sorrento	Southern maritime chaparral	I	3.66	12.02	N/A	N/A	2.58	0.02	2.37	12.01	0.00	0.00								
	Native grassland	I	0.09	0.39	N/A	N/A	0.00	0.00	0.09	0.39	0.00	0.00								
	TIER I TOTALS:								2.46	12.40	0.00	0.00	2.46	12.40	4.92	7.38	12.40	24.80	17.32	32.18
	Diegan coastal sage scrub	II	0.83	8.50	N/A	N/A	4.60	0.03	0.00	8.48	3.77	0								
	TIER II TOTALS:								0.00	8.48	3.77	0.00	0.00	4.71	0.00	0.00	4.71	7.07	4.71	7.07
	Non-native grassland	III	0.00	5.45	N/A	N/A	0.20	0.02	0.00	5.43	0.20	0.00								
	TIER III TOTALS:								0.00	5.43	0.20	0.00	0.00	5.03	0.00	0.00	2.52	5.03	2.52	5.03
	Agricultural lands	IV	0.00	1.17	N/A	N/A	0.00	0.00												
	Eucalyptus woodland/exotics	IV	0.00	5.00	N/A	N/A	1.19	0.00												
	Disturbed habitat	IV	0.00	4.69	N/A	N/A	1.22	0.02												
	Urban (structure foundation)	IV	0.00	0.03	N/A	N/A	0.00	0.00												
Torrey Surf	Perennial grassland	I	0.00	0.21	N/A	N/A	0.00	0.00	0.00	0.21	0.00	0.00								
	Disturbed chaparral	I	0.00	0.31	N/A	N/A	0.00	0.00	0.00	0.31	0.00	0.00								
	Southern mixed chaparral & balds	I	0.00	12.31	N/A	N/A	0.00	0.00	0.00	12.31	0.00	0.00								
	TIER I TOTALS:								0.00	12.83	0.00	0.00	0.00	12.83	0.00	0.00	12.83	25.66	12.83	25.66
	Diegan coastal sage scrub	II	0.00	2.25	N/A	N/A	0.00	0.00	0.00	2.25	0.00	0.00								
	TIER II TOTALS:								0.00	2.25	0.00	0.00	0.00	2.25	0.00	0.00	2.25	3.38	2.25	3.38
	Disturbed grassland	III	0.00	1.78	N/A	N/A	0.00	0.00	0.00	1.78	0.00	0.00								
	TIER III TOTALS:								0.00	1.78	0.00	0.00	0.00	1.78	0.00	0.00	0.89	1.78	0.89	1.78
	Chaparral	I	0.00	11.74	N/A	N/A	0.00	0.15	0.00	11.67	0.00	0.00								
	Perennial grassland	I	0.00	0.04	N/A	N/A	0.00	0.00	0.00	0.04	0.00	0.00								
Carmel Estates	TIER I TOTALS:								0.00	11.71	0.00	0.00	0.00	11.71	0.00	0.00	11.71	23.42	11.71	23.42
	Coastal sage scrub	II	0.00	0.85	N/A	N/A	0.00	0.00	0.00	0.85	0.00	0.00								
	TIER II TOTALS:								0.00	0.85	0.00	0.00	0.00	0.85	0.00	0.00	0.85	1.28	0.85	1.28
	Non-native grassland	III	0.00	0.06	N/A	N/A	0.00	0.00	0.00	0.06	0.00	0.00								
	TIER III TOTALS:								0.00	0.06	0.00	0.00	0.00	0.06	0.00	0.00	0.03	0.06	0.03	0.06
	Disturbed habitat	IV	0.00	2.99	N/A	N/A	0.00	0.01												
	Graded area	IV	0.00	6.30	N/A	N/A	0.00	0.00												
	Seasonal isolated wetland		0.00	0.06	N/A	N/A	0.00	0.00												
	Chamise chaparral	I	8.67	0.00	1.25	0.00	1.77	0.00	6.54	0.00	0.00	0.00								
	Southern maritime chaparral	I	0.35	0.00	0.00	0.00	0.78	0.00	0.00	0.00	0.98	0.00								
Torrey Pines Estates	Scrub oak chaparral	I	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.50	0.00								
	Southern mixed chaparral	I	5.57	0.00	1.44	0.00	7.54	0.00	0.36	0.00	0.00	0.00								
	Perennial grassland	I	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.31	0.00								
	TIER I TOTALS:								6.90	0.00	0.89	0.00	6.46	0.00	12.92	19.38	0.00	0.00	12.92	19.38
	Diegan coastal sage scrub	II	8.82	1.02	8.84	1.02	12.21	0.01	0.00	0.00	12.23	0.01								
	TIER II TOTALS:								0.00	0.00	12.23	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Southern willow scrub	IV	0.00	0.00	0.00	0.00	0.29	0.00												
	Eucalyptus	IV	0.77	0.00	0.77	0.00	0.00	0.00												
	Disturbed habitat	IV	0.00	0.00	0.15	0.00	1.02	0.10												

TABLE 2
SUMMARY OF BIOLOGICAL IMPACTS AND MITIGATION REQUIREMENTS FOR LAND USE OPTION 2

Parcel	Plant Community	Vegetation Tier	Option 2 Impacts		25% Encroachment Allowance		Onsite Preservation Habitat		Impacts Not Offset by On-site Preservation Inside or Outside MHPA ¹		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA ²		Remaining Impacts Requiring Off-Site Mitigation ³		Off-site Mitigation Needs for On-site Impacts Inside the MHPA ⁴		Off-site Mitigation Needs for On-site Impacts Outside the MHPA ⁵		Total Off-Site Mitigation Requirements ⁶	
			Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA
Parcels A and B	Chaparral	I	1.95	15.91	N/A	N/A	61.05	36.89	0.00	0.00	41.24	36.89								
	Grassland	I	0.10	2.25	N/A	N/A	0.00	3.40	0.10	0.55	0.00	0.00								
	Chaparral	I	0.00	0.00	N/A	N/A	5.14	0.00	0.00	0.00	5.14	0.00								
	TIER I TOTALS:								0.10	0.55	46.38	36.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Coastal sage scrub	II	1.35	10.24	N/A	N/A	3.72	0.28	0.00	7.68	0.00	0.00								
	Other scrub vegetation	II	0.00	0.00	N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00								
	Coastal sage scrub	II	0.00	0.00	N/A	N/A	2.46	0.00	0.00	0.00	2.46	0.00								
	TIER II TOTALS:								0.00	7.68	2.54	0.00	0.00	5.14	0.00	0.00	5.14	7.71	5.14	7.71
Small Property Owner Parcels	Southern maritime chaparral	I	11.61	0.02	3.24	0.00	0.00	0.02	0.00	0.00	0.00	0.00								
	TIER I TOTALS:								0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.04	0.02	0.04
	Non-native grassland	IIIB	0.99	0.00	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00								
	TIER III TOTALS:								0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PUBLIC FACILITY IMPACTS																				
Loma Sorrento	Diegan coastal sage scrub	II	0.00	0.23	N/A	N/A	0.00	0.00	0.00	0.23	0.00	0.00								
	TIER II TOTALS:								0.00	0.23	0.00	0.00	0.00	0.23	0.00	0.00	0.23	0.35	0.23	0.35
	Non-native grassland	IIIB	0.00	0.03	N/A	N/A	0.00	0.00	0.00	0.03	0.00	0.00								
	TIER III TOTALS:								0.00	0.03	0.00	0.00	0.00	0.03	0.00	0.00	0.02	0.03	0.02	0.03
	Disturbed Lands		0.00	0.10																
Torrey Pines Estates	Diegan coastal sage scrub	II	0.00	0.02	N/A	N/A	0.00	0.00	0.00	0.02	0.00	0.00								
	TIER II TOTALS:								0.00	0.02	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00
Parcels A and B	Chaparral	I	1.23	0.55	N/A	N/A	0.00	0.00	1.23	0.55	0.00	0.00								
	Grassland	I	0.09	0.13	N/A	N/A	0.00	0.00	0.09	0.13	0.00	0.00								
	Southern maritime chaparral	I	0.32	0.00	N/A	N/A	0.00	0.00	0.32	0.00	0.00	0.00								
	TIER I TOTALS:								1.64	0.68	0.00	0.00	1.64	0.68	3.28	4.92	0.68	1.36	3.96	6.28

- Notes:
- ¹ Acreage of direct impacts for Land Use Option analyzed.
 - ² Acreage of 25% encroachment allowance for parcels located entirely within the MHPA encroachment allowance deducted from direct impacts (applied only to Torrey Pines Estates and Small Property Owner Parcels).
 - ³ Acreage of habitat preserved on-site, not including brush management (brush management is considered to be impact and preservation neutral).
 - ⁴ Acreage of remaining impacts after applying credit for on-site preservation acreage at appropriate ratios (e.g., impacts within the MHPA are mitigated by on-site, preservation land within the MHPA; impacts outside MHPA are mitigated by on-site preservation outside the MHPA). If on-site preservation acreage is greater than impacts after applying ratio, impacts are fully mitigated on-site.
 - ⁵ Acreage of remaining impacts after applying credit for on-site preservation at appropriate ratio and in appropriate location (inside or outside MHPA); (e.g., if onsite mitigation/preservation opportunities remained after applying credits as described in Footnote 4, they were credited in the calculations in this column, ensuring full credit for all onsite mitigation/preservation).
 - ⁶ By tier, acreage of impacts not mitigated after applying all possible mitigation credits for on-site preservation.
 - ⁷ By tier, off-site mitigation required for remaining onsite impacts inside the MHPA.
 - ⁸ By tier, off-site mitigation required for remaining on-site impacts outside the MHPA.
 - ⁹ By tier, total off-site mitigation requirements (totals shown in two columns - inside MHPA and Outside MHPA - refer to requirements if off-site mitigation is provided either Inside MHPA or Outside the MHPA; columns are not additive).

TABLE 3
SUMMARY OF BIOLOGICAL IMPACTS AND MITIGATION REQUIREMENTS FOR LAND USE OPTION 2 WITH SUB-OPTIONS A AND B

A	B	C	D	E	F	G	H	I	J	K	L									
Parcel	Plant Community	Vegetation Tier	Option 2 Impacts ¹		25% Encroachment Allowance ²		On-site Preservation Habitat ³		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA ⁴		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA ⁵		Remaining Impacts Requiring Off-Site Mitigation ⁶		Off-site Mitigation Needs for On-site Impacts Inside the MHPA ⁷		Off-site Mitigation Needs for On-site Impacts Outside the MHPA ⁸		Total Off-site Mitigation Requirements ⁹	
			Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA		
SUMMARY CALCULATIONS FOR LAND USE OPTION 2 WITH SUB-OPTION A																				
Torrey Pines Estates	Chamise chaparral	I	1.32	0.00	0.00	0.00	11.32	0.00	0.00	0.00	8.68	0.00								
	Southern maritime chaparral	I	0.10	0.00	0.00	0.00	0.00	0.98	0.00	0.00	0.00	0.78	0.00							
	Scrub oak chaparral	I	0.50	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							
	Southern mixed chaparral	I	3.38	0.00	0.00	0.00	10.55	0.00	0.00	0.00	3.79	0.00								
	Perennial grassland	I	0.00	0.00	0.00	0.00	0.26	0.00	0.00	0.00	0.26	0.00								
	TIER I TOTALS								0.00	0.00	13.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Diegan coastal sage scrub	II	14.09	0.00	12.02	0.00	7.31	1.03	0.00	0.00	5.24	1.03								
	TIER II TOTALS								0.00	0.00	5.24	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Southern willow scrub	IV	0.26	0.00	0.00	0.00	0.00	0.00												
	Eucalyptus	IV	0.77	0.00	0.77	0.00	0.00	0.00												
	Disturbed habitat	IV	0.18	0.00	0.18	0.00	0.94	0.00												
SUMMARY CALCULATIONS FOR LAND USE OPTION 2 WITH SUB-OPTION B																				
Torrey Pines Estates	Chamise chaparral	I	9.07	0.00	0.00	0.00	3.45	0.00	7.35	0.00	0.00	0.00								
	Southern maritime chaparral	I	0.30	0.00	11.63	0.00	0.65	0.00	0.00	0.00	11.65	0.00								
	Scrub oak chaparral	I	0.22	0.00	0.22	0.00	0.23	0.00	0.00	0.00	0.00	0.00								
	Southern mixed chaparral	I	8.05	0.00	0.00	0.00	5.08	0.00	5.51	0.00	0.00	0.00								
	Perennial grassland	I	0.21	0.00	0.00	0.00	0.10	0.00	0.15	0.00	0.00	0.00								
	TIER I TOTALS								13.02	0.00	11.65	0.00	7.19	0.00	14.39	21.57	0.00	0.00	14.39	21.57
	Diegan coastal sage scrub	II	14.47	0.95	11.02	1.08	7.52	0.00	13.02	0.00	4.07	0.12								
	TIER II TOTALS								0.00	0.00	4.07	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Southern willow scrub	IV	0.23	0.00	0.23	0.00	0.00	0.00												
	Eucalyptus	IV	0.77	0.00	0.77	0.00	0.00	0.00												
	Disturbed habitat	IV	0.60	0.12	1.53	0.00	0.40	0.00												
	Non-native grassland	IIIB	0.00	0.00	0.99	0.00	0.00	0.00	0.00	0.00	0.99	0.00								

Notes:

Under Land Use Option 2 with Sub-option B, 4.07 additional acres of Tier II habitat would be preserved that would not be required for mitigation of Tier II impacts, and 0.99 acre of Tier IIIB habitat would be preserved that would not be required for Tier IIIB impacts. Applying this additional on-site preservation credit could reduce total off-site mitigation requirements.

¹ Acreage of direct impacts for Land Use Option analyzed.

² Acreage of 25% encroachment allowance for parcels located entirely within the MHPA encroachment allowance deducted from direct impacts (applied only to Torrey Pines Estates and Small Property Owner Parcels). (Under Land Use Option 2 with Sub-option B for Torrey Pines Estates, the encroachment allowance includes credit for purchase of the Small Property Owner Parcels, totalling 14 acres.)

³ Acreage of habitat preserved on-site, not including brush management (brush management is considered to be impact and preservation neutral).

⁴ Acreage of remaining impacts after applying credit for on-site preservation acreage at appropriate ratios (e.g., impacts within the MHPA are mitigated by on-site, preservation land within the MHPA; impacts outside MHPA are mitigated by on-site preservation outside the MHPA). If on-site preservation acreage is greater than impacts after applying ratio, impacts are fully mitigated on-site.

⁵ Acreage of remaining impacts after applying credit for on-site preservation at appropriate ratio and in appropriate location (inside or outside MHPA); (e.g., if onsite mitigation/preservation opportunities remained after applying credits as described in Footnote 4, they were credited in the calculations in this column, ensuring full credit for all onsite mitigation/preservation).

⁶ By tier, acreage of impacts not mitigated after applying all possible mitigation credits for on-site preservation.

⁷ By tier, off-site mitigation required for remaining onsite impacts inside the MHPA.

⁸ By tier, off-site mitigation required for remaining on-site impacts outside the MHPA.

⁹ By tier, total off-site mitigation requirements (totals shown in two columns - Inside MHPA and Outside MHPA - refer to requirements if off-site mitigation is provided either Inside MHPA or Outside the MHPA; columns are not additive).

TABLE 4
SUMMARY OF BIOLOGICAL IMPACTS AND MITIGATION REQUIREMENTS FOR LAND USE OPTION 3

Parcel	Plant Community	Vegetation Tier	Option 3 Impacts ^a		25% Encroachment Allowance ^a		On-site Preservation Habitat ^a		Impacts Not Offset by On-site Preservation Inside or Outside MHPA ^a		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA ^a		Remaining Impacts Requiring Off-site Mitigation ^a		On-site Mitigation Needs for On-site Impacts Inside the MHPA ^a		Off-site Mitigation Needs for On-site Impacts Outside the MHPA ^a		Total Off-site Mitigation Requirements ^a	
			Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA
Loma Sorrento	Southern maritime chaparral	I	4.28	11.74	N/A	N/A	1.93	0.13	3.27	11.74	0.00	0.00								
	Native grassland	I	0.05	0.28	N/A	N/A	0.00	0.14	0.00	0.28	0.00	0.00								
	TIER I TOTALS:								3.28	12.02	0.00	0.00	3.27	12.02	6.54	9.91	12.02	24.04	18.56	33.85
	Diegan coastal sage scrub	II	1.71	8.54	N/A	N/A	3.94	0.02	0.00	6.30	0.00	0.00	0.00	6.30	0.00	0.00	6.30	9.45	6.30	9.45
	TIER II TOTALS:								0.00	6.30	0.00	0.00	0.00	6.30	0.00	0.00	6.30	9.45	6.30	9.45
	Non-native grassland	III-B	0.40	5.07	N/A	N/A	0.22	0.00	0.18	5.07	0.00	0.00								
	TIER III TOTALS:								0.18	5.07	0.00	0.00	0.18	5.07	0.00	0.27	2.53	5.07	2.53	5.34
	Agricultural lands	IV	0.00	1.17	N/A	N/A	0.00	0.00												
Eucalyptus woodland/exotics	IV	0.51	4.84	N/A	N/A	0.99	0.00													
Disturbed habitat	IV	0.29	4.49	N/A	N/A	1.06	0.03													
Urban (structure foundation)	IV	0.00	0.03	N/A	N/A	0.00	0.00													
Torrey Surf	Perennial grassland	I	0.00	0.21	N/A	N/A	0.00	0.00	0.00	0.21	0.00	0.00								
	Disturbed chaparral	I	0.00	0.31	N/A	N/A	0.00	0.00	0.00	0.31	0.00	0.00								
	Southern mixed chaparral & boids	I	0.00	12.31	N/A	N/A	0.00	0.00	0.00	12.31	0.00	0.00								
	TIER I TOTALS:								0.00	12.83	0.00	0.00	0.00	12.83	0.00	0.00	12.83	25.68	12.83	25.68
	Diegan coastal sage scrub	II	0.00	2.25	N/A	N/A	0.00	0.00	0.00	2.25	0.00	0.00	0.00	2.25	0.00	0.00	2.25	3.38	2.25	3.38
	TIER II TOTALS:								0.00	2.25	0.00	0.00	0.00	2.25	0.00	0.00	2.25	3.38	2.25	3.38
	Disturbed grassland	III-B	0.00	1.78	N/A	N/A	0.00	0.00	0.00	1.78	0.00	0.00								
	TIER III TOTALS:								0.00	1.78	0.00	0.00	0.00	1.78	0.00	0.00	0.89	1.78	0.89	1.78
Carmel Estates	Chaparral	I	0.00	11.74	N/A	N/A	0.00	0.15	0.00	11.67	0.00	0.00								
	Perennial grassland	I	0.00	0.04	N/A	N/A	0.00	0.00	0.00	0.04	0.00	0.00								
	TIER I TOTALS:								0.00	11.71	0.00	0.00	0.00	11.71	0.00	0.00	11.71	23.42	11.71	23.42
	Coastal sage scrub	II	0.00	0.85	N/A	N/A	0.00	0.00	0.00	0.85	0.00	0.00								
	TIER II TOTALS:								0.00	0.85	0.00	0.00	0.00	0.85	0.00	0.00	0.85	1.28	0.85	1.28
	Non-native grassland	III-B	0.00	0.06	N/A	N/A	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.06	0.00	0.00	0.03	0.06	0.03	0.06
	TIER III TOTALS:								0.00	0.06	0.00	0.00	0.00	0.06	0.00	0.00	0.03	0.06	0.03	0.06
	Disturbed habitat	IV	0.00	2.99	N/A	N/A	0.00	0.01												
Graded area	IV	0.00	6.30	N/A	N/A	0.00	0.00													
Seasonal isolated wetland		0.00	0.06	N/A	N/A	0.00	0.00													
Torrey Pines Estates	Chamise chaparral	I	9.18	0.00	0.00	0.00	3.34	0.00	7.51	0.00	0.00	0.00								
	Southern maritime chaparral	I	0.30	0.00	0.00	0.00	0.65	0.00	0.00	0.00	0.00	0.00								
	Scrub oak chaparral	I	0.22	0.00	0.22	0.00	0.23	0.00	0.00	0.00	0.23	0.00								
	Southern mixed chaparral	I	8.07	0.00	0.00	0.00	5.12	0.00	5.51	0.00	0.00	0.00								
	Perennial grassland	I	0.21	0.00	0.00	0.00	0.10	0.00	0.16	0.00	0.00	0.00								
	TIER I TOTALS:								13.18	0.00	0.28	0.00	13.04	0.00	26.08	39.12	0.00	0.00	26.08	39.12
	Diegan coastal sage scrub	II	13.89	1.43	10.57	1.53	7.63	0.28	0.00	0.00	4.31	0.36								
	TIER II TOTALS:								0.00	0.00	4.31	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Parcels A and B	Chaparral	I	5.23	54.42	N/A	N/A	53.23	1.89	0.00	10.70	0.00	0.00								
	Grassland	I	0.53	3.55	N/A	N/A	1.46	0.05	0.00	3.10	0.00	0.00								
	Chaparral	I	0.00	0.00	N/A	N/A	5.14	0.00	0.00	0.00	5.14	0.00								
	TIER I TOTALS:								0.00	13.80	5.14	0.00	0.00	0.00	0.00	8.66	17.32	8.66	17.32	
	Coastal sage scrub	II	2.69	10.18	N/A	N/A	2.50	0.03	0.09	10.18	0.00	0.00								
	Other scrub vegetation	II	0.00	0.00	N/A	N/A	0.08	0.00	0.00	0.00	0.08	0.00								
	Coastal sage scrub	II	0.00	0.00	N/A	N/A	2.46	0.00	0.00	0.00	2.46	0.00								
	TIER II TOTALS:								0.09	10.18	2.54	0.08	0.00	7.73	0.00	0.00	7.73	11.60	7.73	11.60
Small Property Owner	Southern maritime chaparral	I	11.61	0.02	3.24	0.00	0.00	0.00	8.37	0.02	0.00	0.00								
	TIER I TOTALS:								8.37	0.02	0.00	0.00	8.37	0.02	16.74	25.11	0.02	0.04	16.76	25.15

TABLE 4
SUMMARY OF BIOLOGICAL IMPACTS AND MITIGATION REQUIREMENTS FOR LAND USE OPTION 3

A	B	C	D		E		F		G		H		I		J		K		L	
			Option 3 Impacts		25% Encroachment Allowance ¹		On-site Preservation Habitat ²		Impacts Not Offset by On-site Preservation Inside or Outside MHPA ³		Impacts Not Offset by On-site Preservation Regardless of Location Inside or Outside MHPA ⁴		Remaining Impacts Requiring Off-site Mitigation ⁵		Off-site Mitigation Needs for On-site Impacts Inside the MHPA ⁶		Off-site Mitigation Needs for On-site Impacts Outside the MHPA ⁷		Total Off-site Mitigation Requirements ⁸	
			Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA	Inside MHPA	Outside MHPA
Parcel	Plant Community	Vegetation Tier																		
	Non-native grassland	IIIB	0.99	0.00	0.76	0.00	0.00	0.00	0.23	0.00	0.00	0.00	0.23	0.00	0.35	0.23	0.00	0.00	0.35	0.23
	TIER II TOTALS:								0.23	0.00	0.00	0.00	0.23	0.00					0.35	0.23
PUBLIC FACILITY IMPACTS																				
Loma Sorrento	Oregon coastal sage scrub	II	0.22	0.00	N/A	N/A	0.00	0.00	0.22	0.00	0.00	0.00	0.22	0.00	0.22	0.44	0.00	0.00	0.22	0.44
	TIER II TOTALS:								0.22	0.00	0.00	0.00	0.22	0.00	0.22	0.44	0.00	0.00	0.22	0.44
	Non-native grassland	IIIB	0.03	0.00	N/A	N/A	0.00	0.00	0.03	0.00	0.00	0.00	0.03	0.00	0.03	0.05	0.00	0.00	0.03	0.05
	TIER III TOTALS:								0.00	0.03	0.00	0.00	0.03	0.00	0.03	0.05	0.00	0.00	0.03	0.05
	Disturbed Lands		0.00	0.10																
Torrey Pines Estates	Oregon coastal sage scrub	II	0.06	0.00	N/A	N/A	0.00	0.00	0.06	0.00	0.00	0.00	0.06	0.00	0.06	0.12	0.00	0.00	0.06	0.12
	TIER II TOTALS:								0.06	0.00	0.00	0.00	0.06	0.00	0.06	0.12	0.00	0.00	0.06	0.12
Parcels A and B	Chaparral	I	1.01	0.28	N/A	N/A	0.00	0.00	1.01	0.28	0.00	0.00								
	Grassland	I	0.09	0.00	N/A	N/A	0.00	0.00	0.09	0.00	0.00	0.00								
	Southern maritime chaparral	I	0.32	0.00	N/A	N/A	0.00	0.00	0.32	0.00	0.00	0.00								
	TIER I TOTALS:								1.42	0.28	0.00	0.00	1.42	0.28	2.84	4.26	0.28	0.56	3.12	4.82

Notes:
¹ Acreage of direct impacts for Land Use Option analyzed.
² Acreage of 25% encroachment allowance for parcels located entirely within the MHPA encroachment allowance deducted from direct impacts (applied only to Torrey Pines Estates and Small Property Owner Parcels).
³ Acreage of habitat preserved on-site, not including brush management (brush management is considered to be impact and preservation neutral).
⁴ Acreage of remaining impacts after applying credit for on-site preservation acreage at appropriate ratios (e.g., impacts within the MHPA are mitigated by on-site, preservation land within the MHPA; impacts outside MHPA are mitigated by on-site preservation outside the MHPA). If on-site preservation acreage is greater than impacts after applying ratio, impacts are fully mitigated on-site.
⁵ Acreage of remaining impacts after applying credit for on-site preservation at appropriate ratio and in appropriate location (inside or outside MHPA); (e.g., if on-site mitigation/preservation opportunities remained after applying credits as described in Footnote 4, they were credited in the calculations in this column, ensuring full credit for all on-site mitigation/preservation).
⁶ By tier, acreage of impacts not mitigated after applying all possible mitigation credits for on-site preservation.
⁷ By tier, off-site mitigation required for remaining on-site impacts inside the MHPA.
⁸ By tier, off-site mitigation required for remaining on-site impacts outside the MHPA.
By tier, total off-site mitigation requirements (totals shown in two columns - Inside MHPA and Outside MHPA - refer to requirements if off-site mitigation is provided either Inside MHPA or Outside the MHPA; columns are not additive).

9. Public Facilities (Schools)

- 9-1 Prior to issuance of any building permit the applicant shall participate in a Special Assessment District formed by the applicants and the affected school districts to ensure the payment of appropriate school impact fees.
- 9-2 Participation in a Special Assessment District would be a condition of all Tentative Maps and Vesting Tentative Maps in *Neighborhood 8A*.

001126 Public Facilities (Fire Safety)

For Sub-option B and Land Use Option 3, the following mitigation measure shall apply to the Torrey Pines Estates parcel:

- 10-1 Prior to the issuance of building permits, the Fire Department shall approve an indoor fire sprinkler system for residential units on the Torrey Pines Estates parcel. This system shall be installed and operable prior to issuance of occupancy permits.

001127

- ☐ All cultural materials collected shall be cleaned, catalogued, and permanently curated with an appropriate institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species, and specialty studies shall be completed, as appropriate.
- ☐ A monitoring report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusion of the above program (with appropriate graphics) shall be submitted to and approved by the Environmental Review Manager of LDR within three months following the termination of the monitoring program. For important cultural resources, a Research Design and Data Recovery Program shall be prepared as part of the evaluation report and carried out prior to issuance of a certificate of occupancy. A mitigation report for important cultural resources, if required, shall be submitted to and approved by the Environmental Review Manager of LDR prior to issuance of a certificate of occupancy. The applicant shall notify LDR of the start and end of construction.

7-2 Parcel A: The following mitigation measure shall be made a condition of the Parcel A VTM/PDDP for Land Use Option 3. This measure would reduce impacts to SDI-4904, but not to below a level of significance.

- ☐ Additional recovery sampling shall be implemented prior to the initiation of construction activities. The applicant shall notify LDR of the start and end of construction. Prior to the issuance of grading permits, a Data Recovery Program shall be implemented and cultural materials shall be collected. Collected materials shall be cleaned, catalogued, and permanently curated with an appropriate institution. All collected artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species, and specialty studies shall be completed, as appropriate.

001128

8. Paleontological Resources

The following measures will be required for all parcels on which grading is proposed:

- 8-1 Prior to issuance of a grading permit, the applicant shall provide verification that a qualified paleontologist and/or paleontological monitor have been retained to implement the monitoring program. Verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Environmental Analysis Section (EAS). All persons involved in the paleontological monitoring of the project shall be approved by EAS.
- 8-2 The qualified paleontologist or paleontological monitor shall attend any preconstruction meeting to discuss grading plans with the grading and excavation contractor. The requirement for paleontological monitoring shall be noted on the construction drawings.
- 8-3 The paleontologist or paleontological monitor shall be on site full-time *during the initial cutting of previously undisturbed areas* to inspect for well-preserved fossils. Monitoring may be increased or decreased at the discretion of the qualified paleontologist, in consultation with EAS, and will depend on the rate of excavation, the materials excavated and the abundance of fossils.
- 8-4 In the event that well-preserved fossils are found, the paleontologist shall direct the project engineer to divert, direct, or temporarily halt construction activities in the area of discovery to allow evaluation and recovery of exposed fossils. The paleontologist shall immediately notify EAS staff of such finding at the time of discovery. EAS shall respond to the finding within 48 hours and shall approve salvaging procedures to be performed before construction activities are allowed to resume.
- 8-5 Fossil remains shall be cleaned, sorted, catalogued, and then deposited in a scientific institution that houses Paleontological collections (such as the San Diego Natural History Museum).
- 8-6 Prior to the issuance of a building permit, a monitoring results report, with appropriate graphics, summarizing the results, analysis and conclusions of the above program, even if negative, shall be submitted within three months following the termination of the paleontological monitoring program to EAS for approval.

001129
6. Noise

In order to mitigate potential noise impacts associated with locating residential, school and park uses proximate to El Camino Real, Carmel Creek Road and Street "A", the following measures shall be implemented for the noted parcels under the indicated Land Use Option:

Land Use Option 1: The following measures shall be implemented for the Loma Sorrento parcel for residential land uses proposed within 155 feet of the centerline of El Camino Real.

Land Use Option 2. Sub-Option A. and Sub-Option B: The following measures shall be implemented for the Loma Sorrento parcel, Torrey Pines Estates parcel, Torrey Surf parcel, Carmel Estates parcel, and Parcel A for residential, school, or park uses located within 100 feet of the centerline of Carmel Creek Road and Street "A". The following measures also shall be implemented for the Loma Sorrento parcel for residential land uses proposed within 160 feet of the centerline of El Camino Real.

Land Use Option 3: The following measures shall be implemented for the Loma Sorrento parcel, Torrey Pines Estates parcel, Torrey Surf parcel, Carmel Estates parcel, and Parcel A for residential, school, or park uses located within 100 feet of the centerline of Carmel Creek Road and Street "A". The following measures also shall be implemented for the Loma Sorrento parcel for residential land uses proposed within 165 feet of the centerline of El Camino Real.

- 6-1 A parcel-specific noise analysis shall be prepared by a qualified acoustician prior to issuance of building permits to verify that the combination of final site grading, building placement and architectural attenuation features achieves a sufficient obstruction to traffic noise to meet City of San Diego exterior noise standards of 65 dB CNEL and state-mandated interior standard of 45 dB CNEL. The consulting acoustical analyst shall provide verification in writing that these requirements are met. Written verification shall be submitted to the Acoustical Plan Check Section of the Development Services Center. Building permits shall not be issued until the noise report is approved by the City's Acoustical Plan Check Section.
- 6-2 Prior to issuance of occupancy permits for residential dwelling units located along Carmel Creek Road, Street "A", and El Camino Real, any masonry walls (or equivalent) determined necessary by the parcel-specific noise analysis shall be constructed. All noise attenuation walls shall be shown on building plans and identified as "noise mitigation walls". The City's Building Inspection Department field inspector shall ensure noise walls are built on the project site according to approved plans.

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7. Cultural Resources

- 7-1 Torrey Pines Estates: The following mitigation requirements would be a condition of approval of the tentative maps and development plans for Torrey Pines Estates under Land Use Option 2, Land Use Option 2 with Sub-Option B or Land Use Option 3.

Because there is a possibility that potentially important features exist in CA-SDI-14,523, development under Land Use Option 2, Land Use Option 2 with Sub-Option B or Land Use Option 3 and associated VTM/PDDP for the Torrey Pines Estates parcel would require clearing of vegetative brush using a rubber-tired tractor and large mowing box prior to grading. A qualified archaeologist should direct and monitor this brush cutting. If potentially important cultural resources are uncovered, the archaeologist will excavate the feature and conduct a data recovery program in accordance with standard professional practices.

The final destruction of this site area should be monitored by a qualified archaeologist. Any features discovered during monitoring should be hand excavated and the results incorporated into the data recovery effort. Prior to issuance of a grading permit, grading plans shall include the following notes.

- ☐ Prior to issuance of grading permits or recordation of final map, the applicant shall provide verification that a qualified archeologist and/or archeological monitor has been retained to implement the archaeological construction monitoring program. This verification shall be in the form of a letter from the applicant to the Environmental Review Manager of the Land Development Review Division (LDR). All persons involved in the archeological construction monitoring of this project shall be approved by LDR prior to the start of monitoring.
- ☐ The qualified archeologist shall attend preconstruction meetings to make comments and/or suggestions concerning the archaeological construction monitoring program and discuss plans with the engineer. The requirement for archaeological monitoring shall be noted on the grading plan.
- ☐ The qualified archaeologist or archaeological monitor shall be present on site full-time during grading of the areas that could not be previously surveyed for cultural resources due to thick vegetative cover.
- ☐ In the event that cultural resources are discovered, the archaeologist shall direct the project engineer to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially important cultural resources. The archaeologist shall contact LDR at the time of discovery. The importance of any discovered resources shall be determined by the archaeologist, in consultation with LDR. LDR shall respond to the evaluation within 48 hours and LDR's concurrence shall be obtained before ground disturbing activities will be allowed to resume. For important cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts.

501131 Geology and Soils

The following monitoring and reporting program shall be made a condition of VTMs proposed for Loma Sorrento, Torrey Surf, Carmel Estates, Torrey Pines Estates, and Parcel A under Land Use Option 2, and for Parcel A under Land Use Option 3 and for any subsequent VTMs submitted for consideration within *Neighborhood 8A*.

- 5-1 Prior to the issuance of grading permits, the Environmental Analysis Section (EAS) shall review the grading plans to ensure the measures have been provided. The applicant shall notify the EAS upon installation of the erosion control devices prior to release of the subdivision bond. Annual maintenance reports summarizing their effectiveness shall be provided to the EAS. The maintenance of erosion control devices shall be the responsibility of the applicant and the future property owners for the individual lots. The City shall be responsible for maintenance of drainage improvements in the public right-of-way and in public easements. Erosion control measures shall be provided to the satisfaction of the City Engineer in conjunction with site development. These measures will include such devices as hay bales and sandbags to control and direct runoff during construction, temporary detention basins to detain runoff and restrict sediment from leaving the site, directing runoff to the storm drain system proposed as part of the project and permanent desiltation basins constructed for the community, and the placement of rip rap at outlets draining into natural areas to dissipate energy and help trap sediment. The locations shall be noted on the grading plans.
- 5-2 Landscaping of cut/fill slopes and the undeveloped building pads shall be accomplished within 90 days of completion of grading.
- 5-3 Prior to the issuance of grading permits, the EAS shall review plans to ensure the measures have been provided. In conformance with the provisions of AB 3180, the applicant shall retain an engineer of work to monitor the grading, construction, and installation of runoff control devices and revegetation of the project site. Prior to the issuance of building permits for the project, the engineer of work shall submit in writing to the City Engineer and EAS certification that the project has complied with the required notes on the grading plan addressing erosion/urban runoff controls.
- 5-4 Grading of areas within the Coastal Zone shall be conducted outside of the traditional California rainy season (October 1 through March 15), unless special erosion control measures are implemented to the satisfaction of the City Engineer.
- 5-5 Prior to issuance of a grading permit, a full-scale geotechnical investigation with subsurface exploration and laboratory testing will be required as development plans proceed. The full-scale geotechnical investigation should address such items as the numerical factor-of-safety of existing and proposed slopes, proposed slope stabilization recommendations, removal and recompaction of existing fills, foundation recommendations, and a slope maintenance program.
- 5-6 Prior to the issuance of grading permits, the City Engineer shall review and approve all grading plans to ensure that grading will be performed in accordance with the geotechnical investigation.

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- 5-7 Prior to the issuance of grading permits, the City Engineer shall review and approve all grading plans to verify their compliance with the recommendations contained in the geotechnical investigation.
- 5-8 Prior to the issuance of building permits, the City Engineer shall review and approve all construction documents to ensure adherence to the applicable foundation recommendations contained in the geotechnical investigation.

~~6.01 Hydrology~~ Hydrology/Water Quality

When the Notice of Termination for construction of this project is filed, implementation of stormwater discharge best management practices (BMPs), including maintenance and monitoring, would be required by the City of San Diego. In compliance with Permit No. CA0108758, the City of San Diego has prepared a BMP Program for Stormwater Pollution Control. BMPs appropriate to the characteristics of a project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body. The developers of the proposed *Neighborhood 8A* project would implement storm water discharge BMPs as required by the City. Among BMPs employed where the increase in impervious surfaces substantially increases runoff rates and volumes are:

- ☐ Detention basins, effective for very large drainage areas. These are essentially ponds with controlled release rates to minimize downstream effects. Some pollutants can settle during storage and improve the quality of water released.
- ☐ Infiltration basins, designed to hold runoff and allow percolation into the ground. These basins need adequate storage volume and good permeability of the underlying soils.
- ☐ Infiltration trenches and dry wells, holes, or trenches filled with aggregate and then covered. Dry wells are typically used for runoff from roofs; infiltration trenches typically serve larger areas, such as streets and parking lots in commercial areas. Both are best suited for areas with permeable soils and a sufficiently low water table or bedrock.
- ☐ Porous pavement such as lattice pavers or porous asphalt. These may be used to replace large areas of paving that are not subject to heavy traffic.
- ☐ Vegetative controls, plant materials which intercept rainfall and filter pollutants and absorb nutrients.
- ☐ Grassed swales, shallow grass-covered channels used in place of a buried storm drain. This type of vegetative control is most applicable to residential areas.

BMPs can also include nonstructural methods, such as controlling litter and waste disposal practices.

Even with the implementation of BMPs, the *Neighborhood 8A* project would incrementally add to the amount of pollutants affecting Los Peñasquitos Creek and Lagoon. No measures are currently available to fully mitigate the cumulative water quality impacts to Los Peñasquitos Lagoon resulting from development projects within its drainage basin. Compliance with the California Regional Water Quality Control Board NPDES Permit No. CA 0108758 by the City of San Diego by requiring implementation of BMPs, would be required by the proposed project. Specific BMPs shall be shown on final engineering plans as required by the City Engineer and the requirement to implement BMPs shall be made a condition of approval of each Carmel Valley PDDP/VTM. Monitoring shall be the responsibility of the City Engineer and the Regional Water Quality Control Board. Cumulative water quality impacts would remain significant. An additional measure shall include stenciling of storm drains indicating that materials placed in the storm drains discharge to a sensitive coastal lagoon as a form of public education.

Carmel Valley Neighborhood 8A
Mitigation Monitoring and Reporting Program

001134

The small property owner parcels located in the Coastal Zone would be required to contribute to the Los Peñasquitos Lagoon Enhancement Fund. The Coastal Zone boundary extends into the northern portion of *Neighborhood 8A* where only the northernmost small property owner parcels exists. The contribution includes \$0.005 per square foot of any required grading, plus an additional \$0.03 per square foot for impervious surfaces created by the development. The applicants shall provide evidence satisfactory to the City that such payment has been made prior to issuance of building permits.

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001135

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
CARMEL VALLEY COMMUNITY PARK SOUTH
LDR No. 91-0899, 95-0381, 96-7573, 96-7929, 96-7996

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with California Public Resources Code section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. The City of San Diego, Engineering and Capital Projects Department and the Development Services Department are jointly responsible for ensuring that this program is carried out.

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RESOLUTION NUMBER R- _____

DATE OF FINAL PASSAGE _____

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the plans and specifications for the construction of Carmel Valley Community Park and Recreation Building [Project], filed in the office of the City Clerk as Document No. _____, are approved.
2. That, after advertising for bids in accordance with law, the Mayor is authorized to award the Project contract to the lowest responsible and reliable bidder, for a contract amount not to exceed \$11,000,000, of which \$4,500,000 is from CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, and \$6,500,000 is from CIP 29-764.0, Carmel Valley Community Park South, contingent upon the City Auditor and Comptroller first certifying that the funds are, or will be, on deposit with the City Treasurer.
3. That an increase of \$153,000 in the Fiscal Year 2007 CIP Program Budget in CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, Fund No. 10608, Torrey Reserve Gateway Development is authorized.
4. That the appropriation and expenditure of \$153,000 from CIP 29-407.0, Carmel Valley Community Park South – Recreation Building, Fund No. 10608, Torrey Reserve Gateway Development Fund is authorized.
5. That an increase of \$204,983 in Fiscal Year 2007 CIP Program Budget in CIP 29-764.0, Carmel Valley Community Park South, Fund No. 79008, Carmel Valley South FBA Fund is authorized.

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6. That the appropriation and expenditure of \$204,983 from CIP No. 29-764.0, Carmel Valley Community Park South, Fund No. 79008, Carmel Valley South FBA Fund is authorized.

7. That the City Auditor and Comptroller is authorized, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon Thomas
Shannon Thomas
Deputy City Attorney

ST:sc
07/06/07
Aud.Cert.: 2700862
Or.Dept:Park & Rec
R-2008-19

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

001139

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

WHEREAS, the Park and Recreation Department requested approval of the funding and construction of the Carmel Valley Community Park South- Recreation Building; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on _____; and

WHEREAS, the City Council by Resolution No. R-290604, adopted on August 4, 1998, certified Environmental Impact Reports [EIR] for Carmel Valley and Sorrento Valley LDR Nos. 91-0899, 95-0381, 96-7573, 96-7929, and 96-7996, copies of which are on file in the Development Services Department; and

WHEREAS, in connection with the consideration of Carmel Valley Community Park, the City Council considered the issues discussed in Addendum to EIRs, LDR Nos. 91-0899, 95-0381, 96-7573, 96-7929, and 96-7996; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it is certified that the information contained in Addendum to EIRs LDR Nos. 91-0899, 95-0381, 96-7573, 96-7929, and 96-7996, on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et. seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments

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received during the public review process, has been reviewed and considered by this Council in connection with the approval of the Carmel Valley Community Park South- Recreation Building.

BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto, as Exhibit A, and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Shannon M. Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:sc
07/05/07
Or.Dept: Park & Rec.
R-2008-20

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

001141
Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor